

# roseland business park

## A1 EAST MIDLANDS

### TO LET

#### Hangar 3b

- Secure estate with 24/7 manned security and recorded CCTV entrance
- Direct unrestricted access to the A1
- Flexible terms available
- Rural, yet accessible location with large areas of outdoor space
- Owner-operated site
- Ample free parking and no traffic congestion

Side extension of a refurbished former T2 aircraft hangar giving an overall area of approximately 15,750ft<sup>2</sup> [1,463m<sup>2</sup>] incorporating 1,200ft<sup>2</sup> [111.48m<sup>2</sup>] of office space plus mezzanine floor area. Current permitted use of the property is B1 & B8 (Light Industry and Storage & Distribution).

There is an external compound of approx. 2 acres to the rear of the property for access, external storage and parking. If required additional hard standing may be available on the Business Park (subject to lease).

The local authority is South Kesteven District Council (SKDC).



#### PROPERTY DIMENSIONS

Approximate:  
240ft x 66ft (73m x 20m)  
**Eaves height:** 20ft (6m)  
**Vehicle access:** 14.75ft (4.5m) high and 18ft (5.5m) wide

#### SITE LOCATION

Roseland Business Park has unrestricted private access to the A1 south of Long Bennington on the border of Lincolnshire, Nottinghamshire and Leicestershire in the East Midlands. Roseland Way, the private access road to the A1, alleviates traffic through the local villages and makes Roseland Business Park an ideal logistical position for road links north and south, major rail links, east coast ports and airports.

#### MISREPRESENTATIONS ACT

Roseland Group Limited ("the Company") gives notice that: (i) All premises are offered subject to contract and availability, (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the Company or any of its employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed, (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. All prices quoted are exclusive of VAT at the prevailing rate.

#### VIEWING & CONTACT DETAILS

For further information please contact Clive Bontoft on:

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