

To Let

Roseland Business Park - Unit 1 & 1a, Roseland Business Park - Unit 1, Long Bennington, Newark, NG23 5FF

45,164 sq ft (4,195.87 sq m)

- Strategically located
- Established occupier base
- Immediate A1 access
- 24/7 Security
- Secure estate



Location

Long Bennington is located almost equidistant between the market towns of Newark and Grantham, each being approximately 7 miles distant to the north and south-east respectively. The city of Nottingham lies 16 miles to the east whilst Sheffield is 40 miles to the north-west. Leicester and Birmingham are situated 37 and 55 miles respectively to the south-west.

Roseland Business Park is situated immediately to the south west of Long Bennington on the western side of the A1 dual carriageway. The Park benefits from direct access to the A1 dual carriageway via a private road, approximately 1.25 miles distant.

East Midlands Airport is only 50 minutes away.

Specification

Roseland Business Park is a multi-let Industrial Estate comprising some 18 buildings currently configured as 27 units. Roseland Business Park benefits from on site gated security access providing a secure environment for occupiers.

Terms

The accommodation is available by way of a new lease, subject to a maintenance charge.

Accommodation

Unit | sq ft | sq m

Unit 1 | 29,475 | 2,738

Unit 1a | 15,689 | 1,458

Services

The Estate benefits from mains water and mains electricity, there is no mains gas.

Legal Costs

Each party is responsible for their own legal costs.

EPC

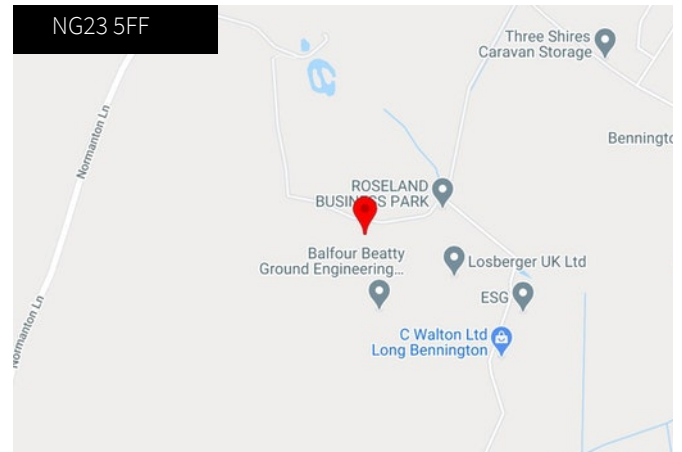
This property has been graded as D (77).

Rent

Rent on Application

Service Charge

£2,500 per annum Includes 24/7 security



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