

INDUSTRIAL OPEN STORAGE  
LAND / YARD 4.79 ACRES

LAND AT BRUNEL DRIVE •  
NEWARK • NG24 2EG



TO LET.



- Industrial Open Storage Land
- Located on Brunel Drive Industrial Estate
- Available as a Whole or Split

- Fenced, Concrete Surfaced & Serviced
- 1.5 Miles to the A1 & A46
- From 1 to 4.79 Acres



FLINT  
REAL ESTATE





## DESCRIPTION

**The site comprises a regular shaped industrial open storage land / yard, equating to 4.79 acres in size.**

**It occupies a prominent position fronting Brunel Drive, Newark's premier commercial location with excellent labour resources, public transport services and within 1.5 miles of the A1.**

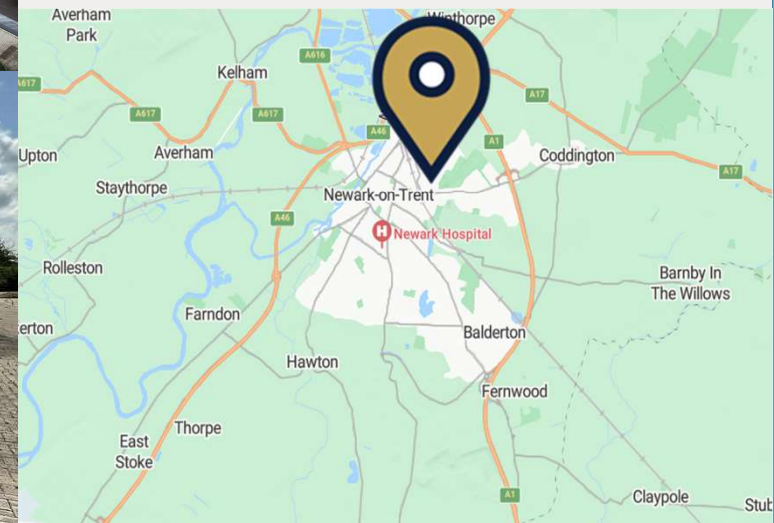
- Secure fenced and concrete serviced with services connected
- 4.79 Acres
- Two main gated access points
- Suitable for a range of industrial / storage uses
- Excellent road links with the A1 being just 1.5 away
- Available as a whole or option to split
- Suit various open storage and industrial uses
- Available as a whole or split



## LOCATION

Located in a prominent commercial and industrial area in Newark-on-Trent, the site sits within the Brunel Drive Industrial Estate, which is the principle industrial and trading estate in the Town. This site benefits from excellent connectivity, being approximately 1.5 miles from the A1, one of the UK's primary north-south routes, and a short drive from the A46 linking the town with the cities of Nottingham and Lincoln.

This accessibility offers easy transport links to nearby cities such as Nottingham, Lincoln, and Leicester



**SAT NAV: NG24 2EG**



**LIMITING.MIMED.PERUSING**



## ACCOMMODATION

From 1 acre to 4.79 acres which is available as a whole or to split

## ASKING RENT

The asking rent is £45,000 per annum exclusive per acre.

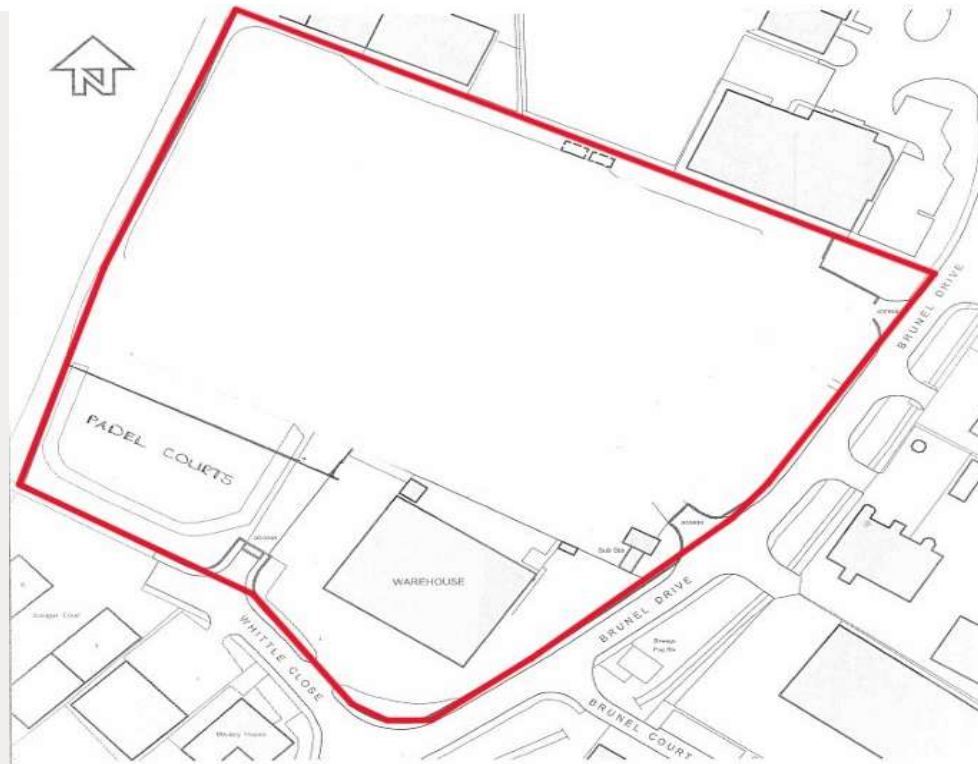
Please contact the agents for more information.

## LEASE TERMS

The site is available to lease on FRI terms to be agreed.

## BUSINESS RATES

Please contact the Agents for more information.



### EPC

Rating: TBC

### VAT

Rent quoted is exclusive but may be subject to VAT.

### SERVICES

Mains water and electricity and 3 phase power are connected to the property.

### AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

## VIEWINGS

By appointment with the Agents below:

**Ben Flint**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)

Or via the joint agent William Wall of Eddisons, Lincoln.

01522 896462



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