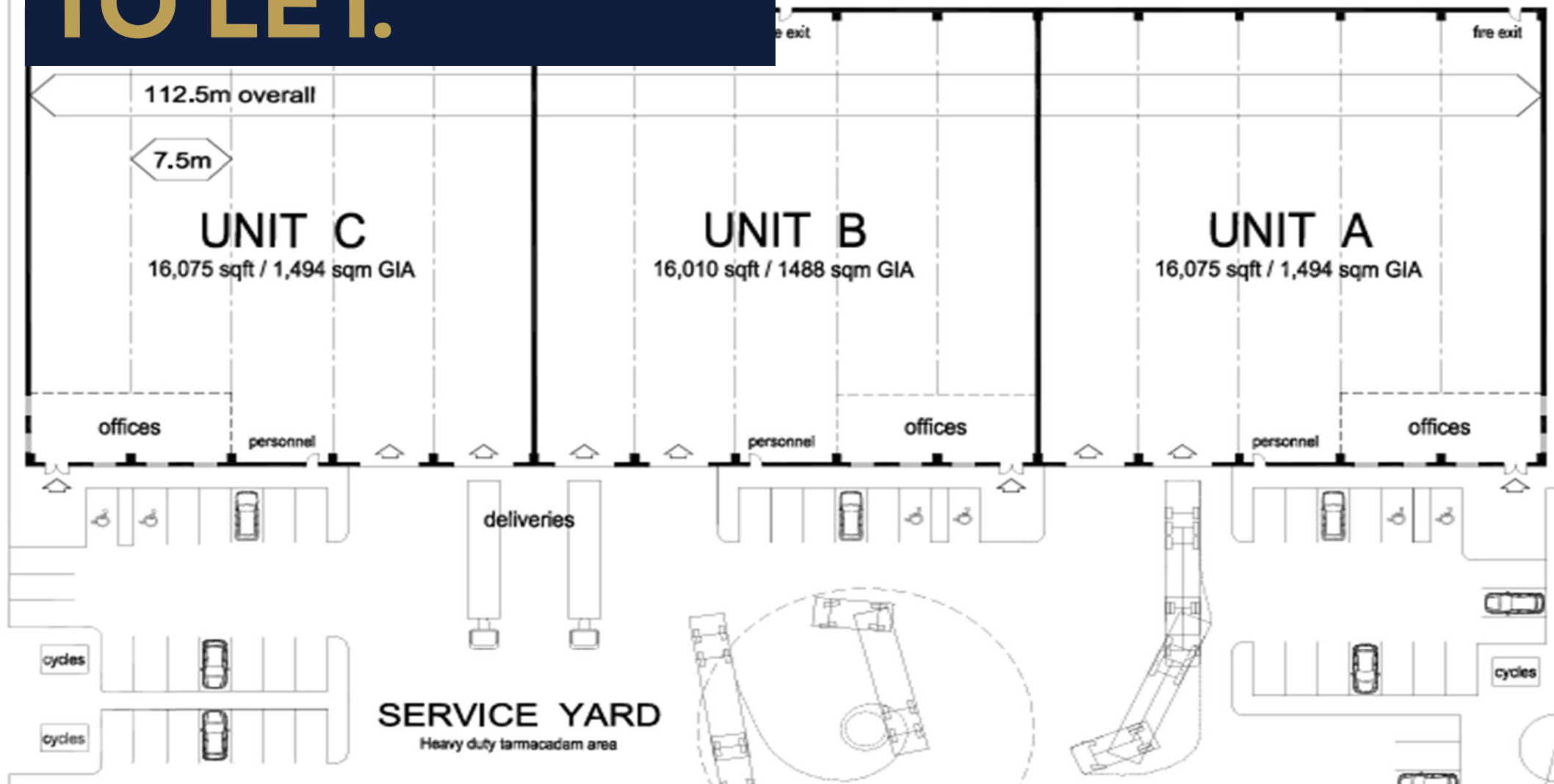


READY Q1 2026 – NEW BUILD WAREHOUSE UNITS

TO LET.

UNITS A – C • OLLERTON ROAD •
TUXFORD • NEWARK •
NOTTINGHAMSHIRE •
NG22 0PQ •



- Brand New Industrial / Warehouse Units
- 16,075 Sq Ft | 32,085 Sq Ft | 48,160 Sq Ft
- Available as a Whole or Split

- Pre Lets Available
- Practical Completion Q1 2026
- 1.4 Miles To The A1 (M)



FLINT
REAL ESTATE

DESCRIPTION

A new development comprising three brand-new industrial/warehouse units, each offering open-plan warehousing space equipped with a three-phase power supply, mains services, ample car parking, and two loading doors.

- Open-plan industrial space
- Available as 16,075 Sq Ft or 32,085 Sq Ft or 48,160 Sq Ft
- Large yard and ample circulation areas
- 8m minimum eaves height
- Two loading doors
- Designated parking areas on-site
- Secure, fenced compound within an established industrial estate
- 24-hour access
- Prominent location with excellent access to the A1
- Pre-let opportunities available
- 3-phase electricity supply
- Ready for occupation Q1 2026



LOCATION

The site is located on Ollerton Road in Tuxford, offering excellent access to the A1 via the A616, just 1.4 miles away (approximately a 4-minute drive). The A1 provides convenient north-south connectivity between London, Doncaster, and Newcastle.

Newark, also known as Newark-on-Trent, is a historic market town in Nottinghamshire, situated in the East Midlands of England, along the River Trent.

The strategic location and strong transport links, the area is an attractive choice for any logistics business looking to establish a well-connected base.



SAT NAV: NG22 0PQ



SPOILED.COASTING.SWITCH

UNITS A – C • OLLERTON ROAD •
TUXFORD • NEWARK •
NOTTINGHAMSHIRE •
NG22 0PQ •



ACCOMMODATION

The site extends to a Gross Internal Area from 16,075 Sq Ft To 48,160 Sq Ft (1,494 Sq M to 4,476 Sq M)

Unit	Sq M	GIA Sq Ft
Unit A	1,494	16,075
Unit B	1,488	16,010
Unit C	1,494	16,075
Total	4,476	48,160

ASKING RENT

Quoting rent: From £7 Per Sq Ft

Please contact the agents for more information.

LEASE TERMS

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

For further information, please contact the agents.

EPC

Rating: TBC



SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

BUSINESS RATES

Ratable Value: TBC

The units are yet to be rated. Please contact the VOA for more details.

AML

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

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

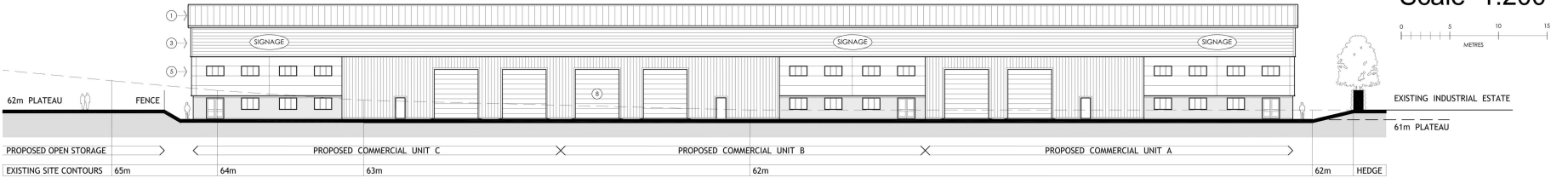
alexandra@flintrealestate.co.uk



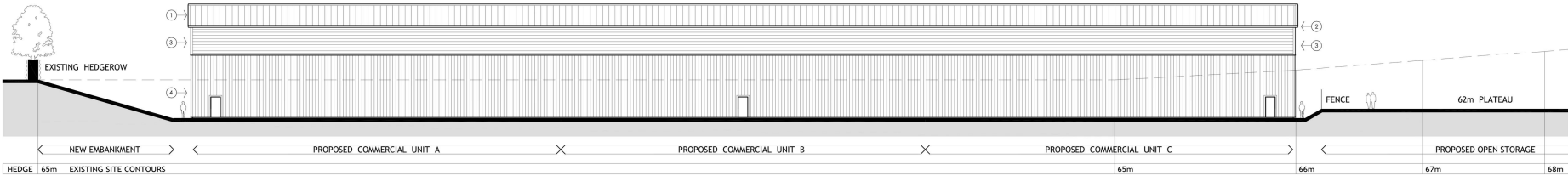
Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared June 2025.



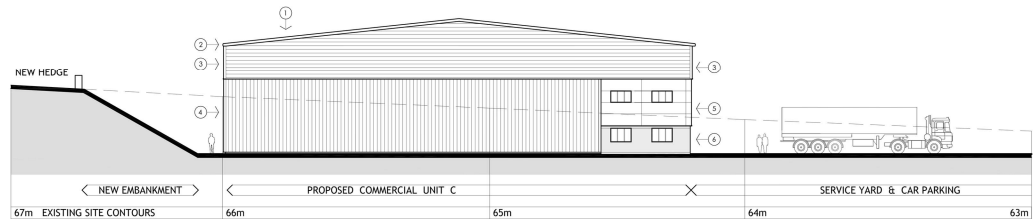
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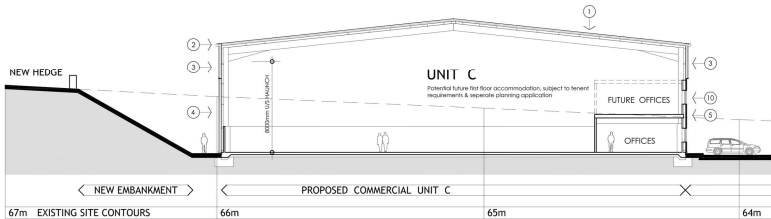
EAST ELEVATION - facing existing site access road



WEST ELEVATION - facing existing agricultural land

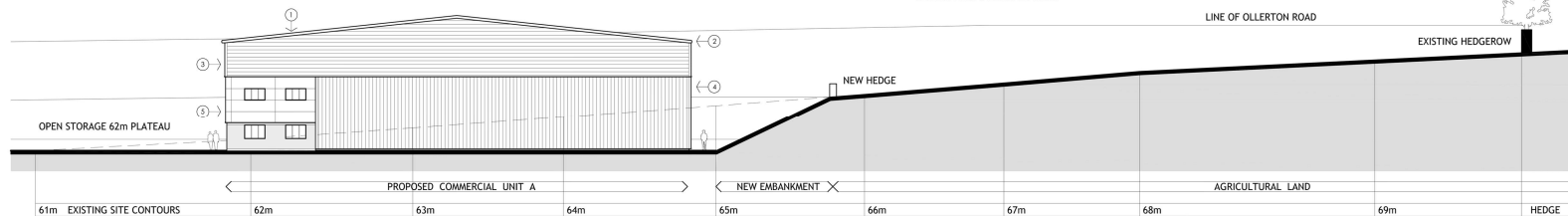


SOUTH ELEVATION - facing Ollerton Road



SECTION

- ROOF - ① -> PLASTISOL PROFILED METAL SHEETING WITH 10% ROOFLIGHTS
COLOUR : GOOSEWING GREY BS 10A05
② -> PLASTISOL DOUBLE SIDED 'HIGHLINE' TYPE PROFILED GUTTERS
PACIA & VERGE
COLOUR : OLIVE GREEN BS 12B17
- WALLS - ③ -> PLASTISOL PROFILED HORIZONTAL METAL SHEETING & FLASHINGS
COLOUR : OLIVE GREEN BS 12B17
④ -> PLASTISOL PROFILED VERTICAL METAL SHEETING & FLASHINGS
COLOUR : WOODLAND GREEN BS 12B11
⑤ -> HORIZONTAL COMPOSITE CLADDING PANELS
COLOUR : HAMLET RAL 9002
⑥ -> ARCHITECTURAL QUALITY BLOCKWORK WITH BRICK SOLDIER
COURSE DETAIL COLOUR : LIGHT BUFF
- DOORS - ⑦ -> POWDERCOATED ALUMINIUM ENTRANCE DOOR
COLOUR : OLIVE GREEN BS 12B17
⑧ -> PLASTISOL INSULATED SECTIONAL DELIVERY DOOR
COLOUR : OLIVE GREEN BS 12B17
⑨ -> PAINTED STEEL PERSONNEL DOOR & FRAME
COLOUR : OLIVE GREEN BS 12B17
WINDOWS - ⑩ -> POWDERCOATED ALUMINIUM DOUBLE GLAZED UNITS
COLOUR : OLIVE GREEN BS 12B17
- EXTERNAL MATERIALS :



NORTH ELEVATION - facing existing industrial estate

PROPOSED DEVELOPMENT, OLLERTON ROAD, TUXFORD

PLANNING ISSUE

No. DATE REVISION

TERRY MALPASS ASSOCIATES LIMITED

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DERBY
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WRITTEN PERMISSION TO DO SO AND MUST NOT REMOVE
THE TERRY MALPASS ASSOCIATES LTD TITLE AND LOGO.
CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE
WORKING ONLY FROM GRID AND FIGURED DIMENSIONS.
ANY DISCREPANCIES ARE TO BE REPORTED PRIOR TO
COMMENCEMENT OF THE WORKS.

PROJECT
Proposed development,
Ollerton Road,
Tuxford

DRAWING TITLE
Proposed elevations
Commercial units A, B & C

JOB NUMBER	DRAWING SIZE	NUMBER	REVISION
25-01	A1	04	
DATE	SCALE		
Jan 2025	1:1200 @ A1		