

OPEN STORAGE LAND TO LET.

OLLERTON ROAD •
TUXFORD • NEWARK •
NOTTINGHAMSHIRE •
NG22 0PQ •



- Open Storage Land
- 2.5 Acres
- Available as a Whole or Split

- Suit Various Uses
- Fenced, Secure & Surfaced
- 1.4 Miles To The A1 (M)



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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.

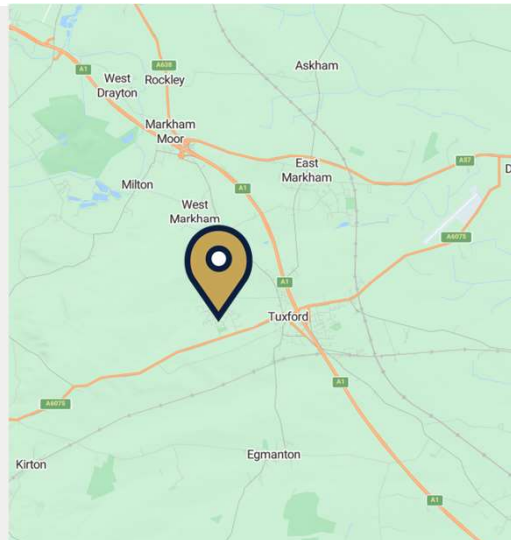
DESCRIPTION

A 2.5-acre open land site that is fenced and secure with 24-hour access also benefiting from the below:

- Secure & surfaced
- 24-hour access
- Great road links
- Mains services connected

ACCOMMODATION

2.5 Acres



SAT NAV: NG22 0PQ

/// SPOILED.COASTING.SWITCH

RENT / TERMS

Asking rent: £100,000 per annum exclusive on terms to be agreed.

EPC

Rating: N/A

VAT

Rent is quoted exclusive but may be subject to VAT.



SERVICES

Mains water and electricity and power will be connected to the property.

AML

Tenants will have to supply information to comply with AML Regulations.

BUSINESS RATES

Rateable Value: TBC

The site is yet to be assessed. please contact the VOA for further information.

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



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