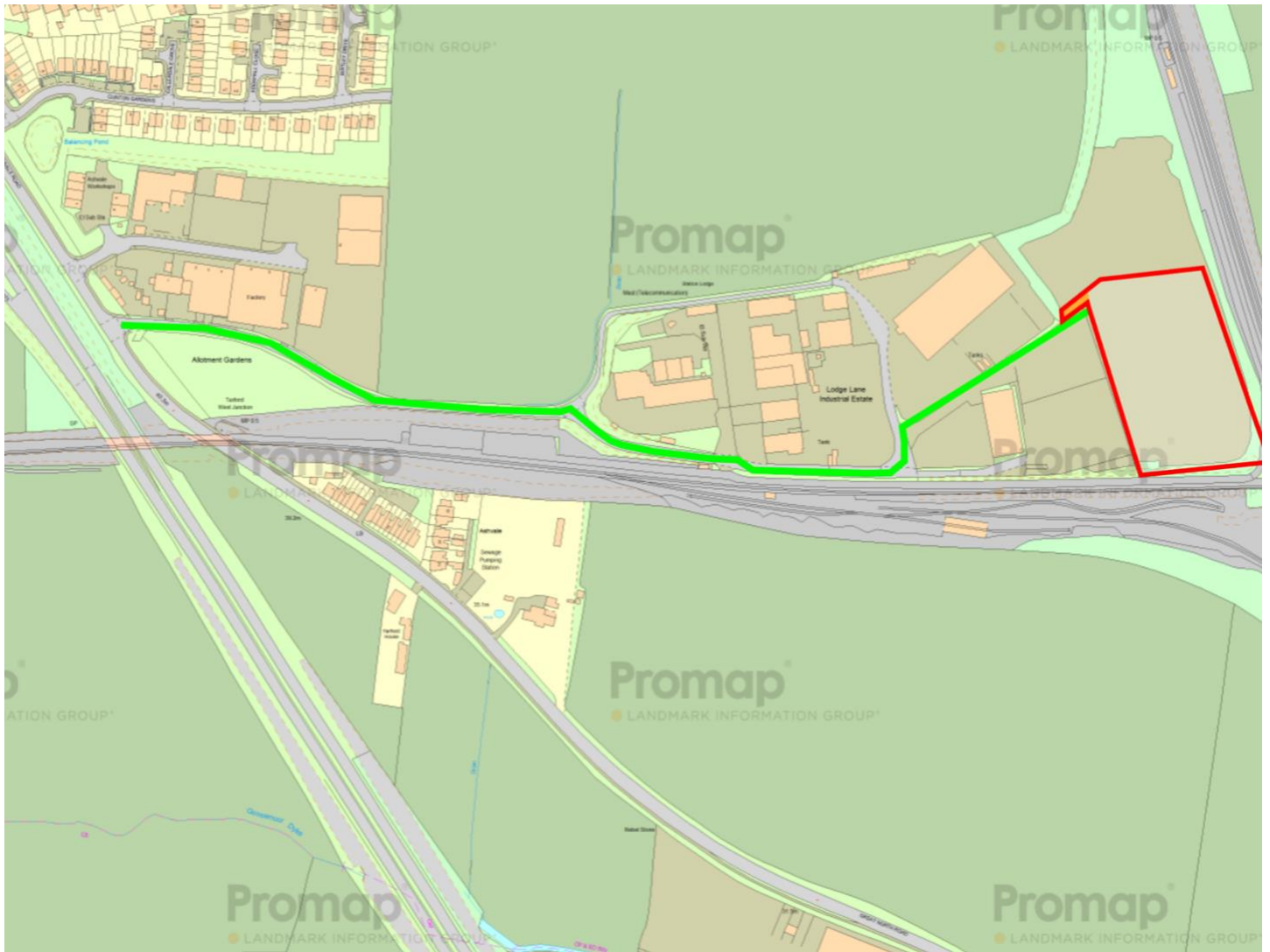


# Secure Fenced Storage Sites Close to A1 Trunk Road Available Immediately from 1 acre upwards

Storage Sites | Lodge Lane Ind. Est. | Lodge Lane | Tuxford | Newark | NG22 0NL



Surfaced and Well Drained Yards from 1 acre, up to 6.2 acres Available  
Located Within a Mile of the A1 Motorway Between Newark and Doncaster  
Suitable for HGV Vehicles, Container Storage or Construction Materials  
Located to the Rear of the Lodge Lane Industrial Estate with Private Access

Available To Let Leasehold on New FRI Terms  
From £30,000 per annum plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
www.poyntons.com  
sales@poyntons.com



## Location...

The town and civil parish of Tuxford having a population of approximately 3,000 residents and a range of basic amenities.

It is located on the A1 trunk road approximately 120 miles to the north of London, 25 miles to the north-east of Nottingham, 30 miles to the south-east of Sheffield and 60 miles to the south-east of Leeds.

The site is located within a mile of the south bound access to the A1 trunk road to the rear of the site and approximately 3 miles to the north bound access to the A1 trunk road at Markham Moor, where there are 24 hour roadside services.

## Description...

The site comprises a largely rectangular area of land located at the eastern side of the Lodge Lane Industrial Estate bounded on the west and the south by rail.

Nearby occupiers include warehousing and manufacturing businesses including Riggott and Co., Richard Motor Services, D S Smith and Network Rail.

Access to the site is over a private road leading to a gated entrance. The site has fenced and bunded perimeters.

The site has been levelled and hard-cored for HGV and containerised storage and benefits from good drainage having an elevated position.

The land is available in 1 acre lots up to a total of 6.2 acres.

## Tenure...

The sites are available on the basis of a new lease on Full Repairing and Insuring terms for a minimum term of 5 years. Reviews will be every 3 years.

Rent to be paid quarterly in advance on the quarter days to the landlord. The landlord reserves the right to charge an annual insurance rent.

The incoming tenant will be responsible for the landlord's reasonable legal fees with regards to the lease preparation costs.

## Outgoings...

The tenant will be responsible for all utilities at the site including Business Rates, repairing the boundaries and keeping the site tidy.

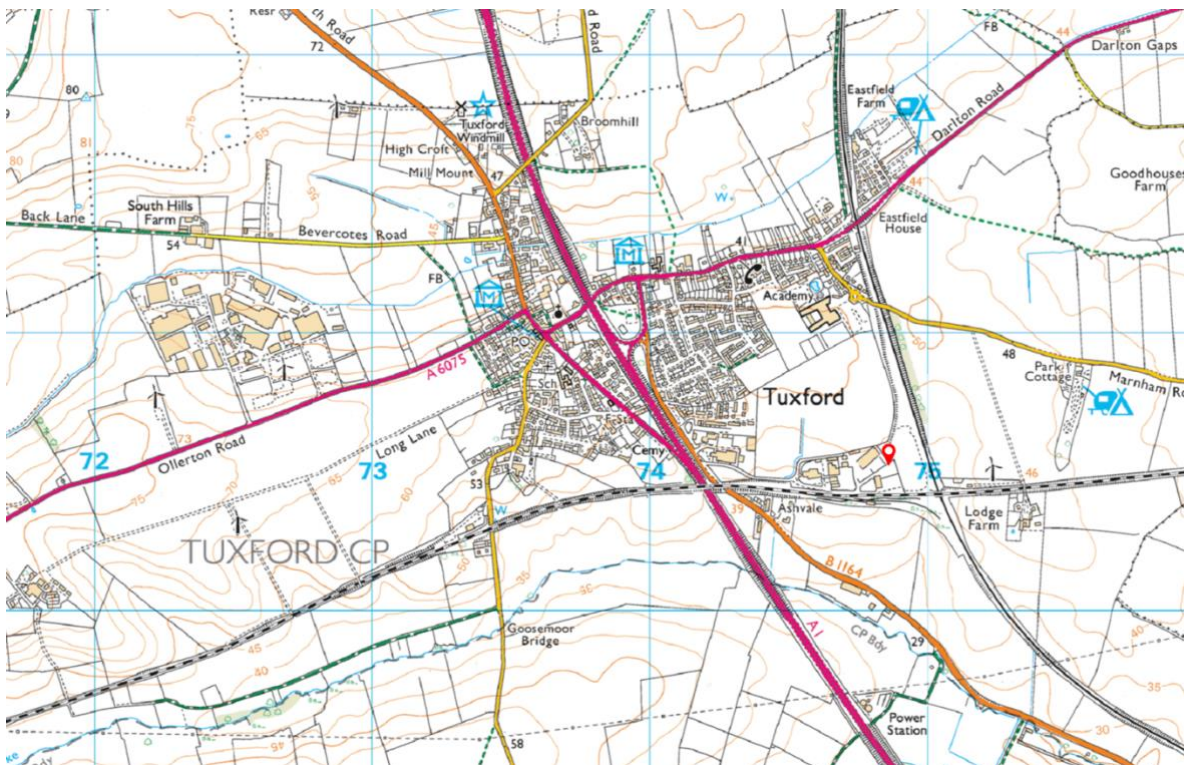
## Planning...

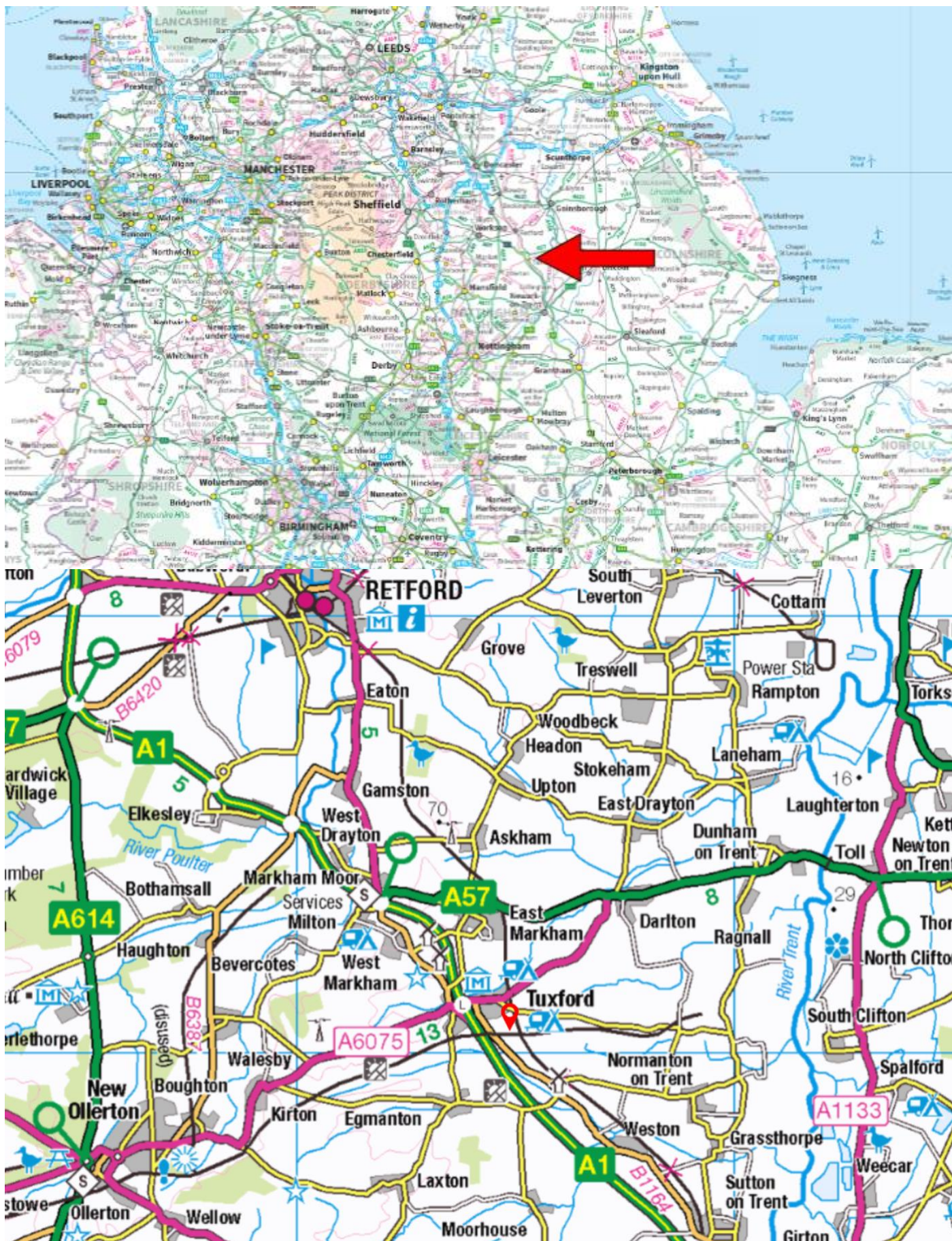
Part of the site has an implemented planning consent 50/04/001/5F dated 25<sup>th</sup> May 2004 which is believed has now been implemented for a 20,000sqft shed close to the north-west corner of the site.

Enquiries for construction of the shed are available.

## Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.  
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**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

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