

High Specification Self-Contained Modern Office Suite Extending to Approximately 2,500sqft Available To Let Immediately on Thriving Business Park

Harlaxton House | Long Bennington Business Park | Newark | NG23 5DJ



Superb Access to the A1, Nottingham, Grantham, Newark, Stamford and Peterborough
Last Remaining Suite Available, Extending to 2,500sqft (230sqm approx.)
Air Conditioning, Flexible Layout, Good Local Amenities, Popular Destination

Available To Let on FRI Terms
£27,500 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Long Bennington Business Park is situated off the A1 between Newark and Grantham. The A1 trunk road offers connections with the A52, A46 and A17. Nottingham is 30 miles to the west, Lincoln 23 miles to the north-east, London is approximately 135 miles to the south and direct train routes are offered from Newark and Grantham.

Long Bennington Business Park is one of the region's most successful office developments comprising over 90,000sqft of Grade A office space.

Construction commenced in 2006 since when the Business Park has achieved near full occupancy.

Jubilee House is located centrally within the Business Park with ample staff and visitor parking available.

Access is via a secure front door with automated access for individual suites. The first-floor suites are accessed by either the communal staircase or lift.

The specification includes heating and air conditioning, electric, allocated parking, CCTV security which is 24-hour, window cleaning, cleaning of communal internal and external areas.

Accommodation...

The accommodation comprises a Reception, an Open Plan Suite with Meeting rooms and Board Room.

Communal facilities include reception area, lift and stairwell, fitted kitchen and toilets.



Tenure...

The property is available by way of a new Full Repairing and Insuring lease with service charge and annual business insurance payable.

The tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease. Rent will be paid monthly in advance and be subject to VAT and a deposit will be held the equivalent of a quarter of a year's rent upfront.



EPC...

The property has an Energy Performance Rating D78.

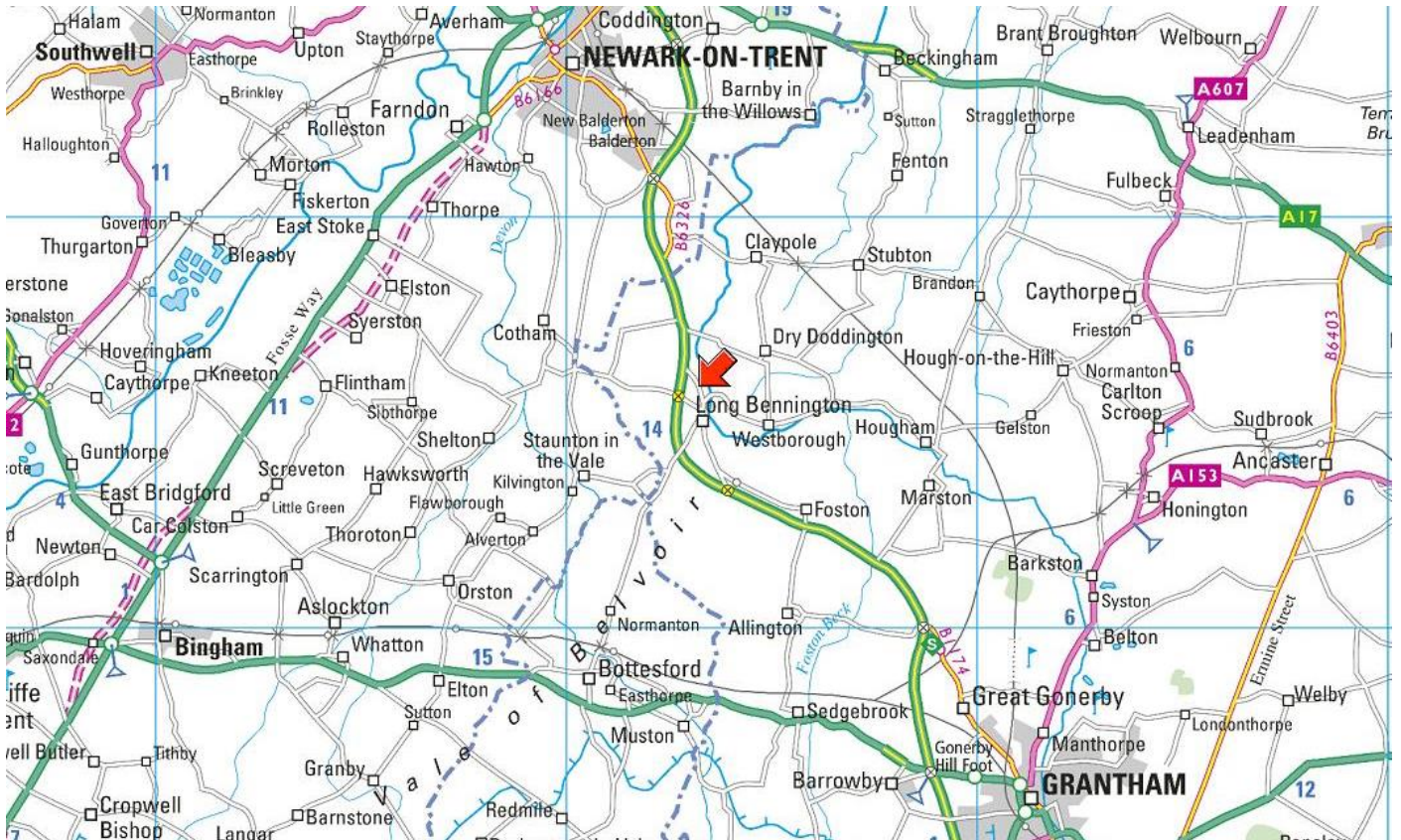
Viewing...

All viewings are to be made by appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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