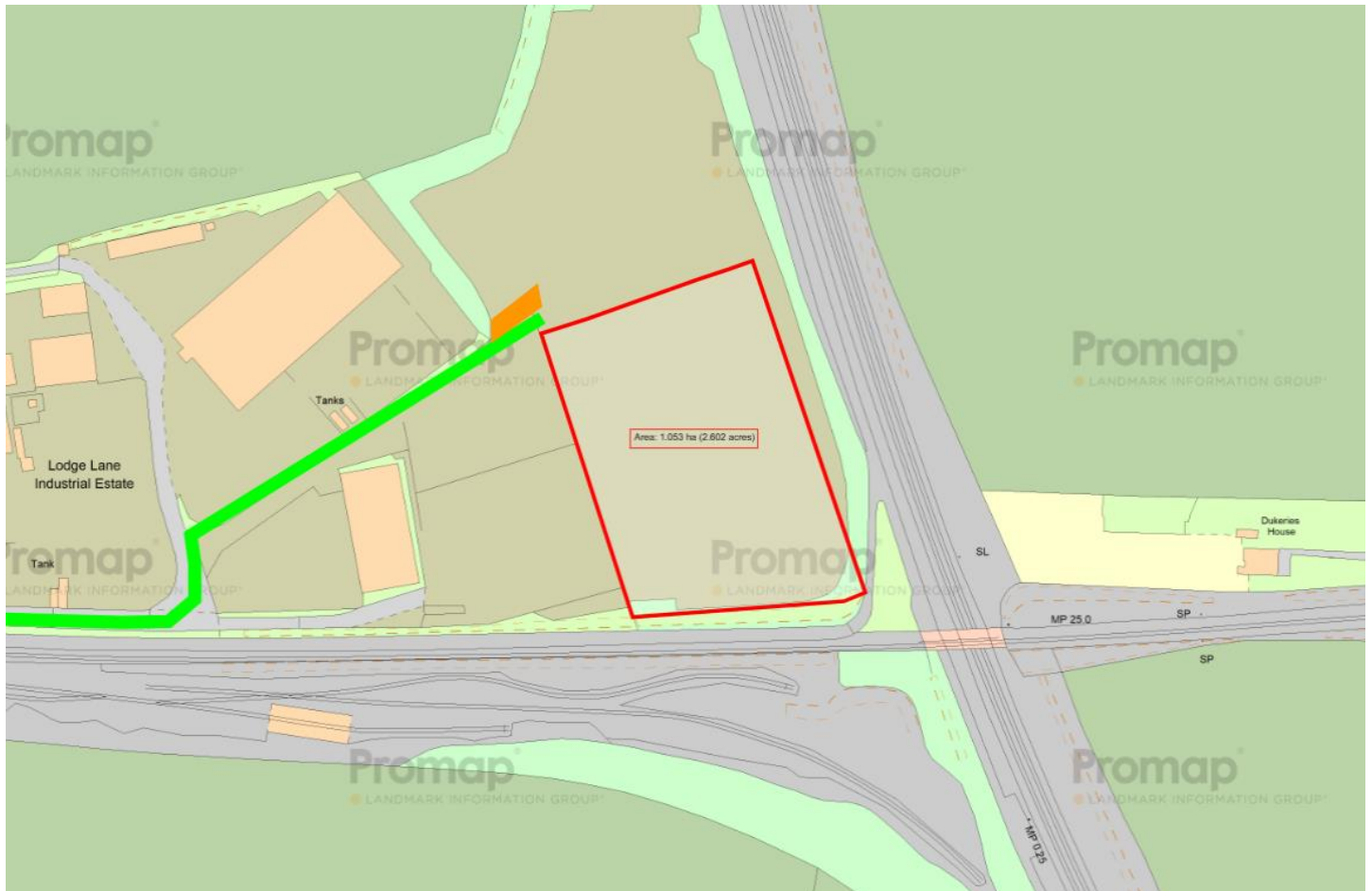


Secure 2.6 Acre, 1.05 Hectare Storage Yard Close to the A1 Trunk Road

Yard | Lodge Lane Industrial Estate | Lodge Lane | Tuxford | Newark | NG22 0NL



Container Storage or Construction Materials located to the Rear of the Lodge Lane Industrial Estate with Private Access
Site Extends to 2.6 acres, 1.05 hectares is Level and Hardcored
Located Within a Mile of the A1 Motorway Between Newark and Doncaster

For Sale Freehold with Vacant Possession
£845,000 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 large rectangular area of land located at the eastern side of the Lodge Lane Industrial Estate.

Other occupiers nearby include warehousing and manufacturing businesses including Riggott and Co., Richard Motor Services, D S Smith, Just Fix 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 is hardcored for HGV and container storage benefitting from good drainage with its elevated position.

To the east of the site is a Network Rail access road and the mainline.

Tenure....

The property is available freehold with Vacant Possession.

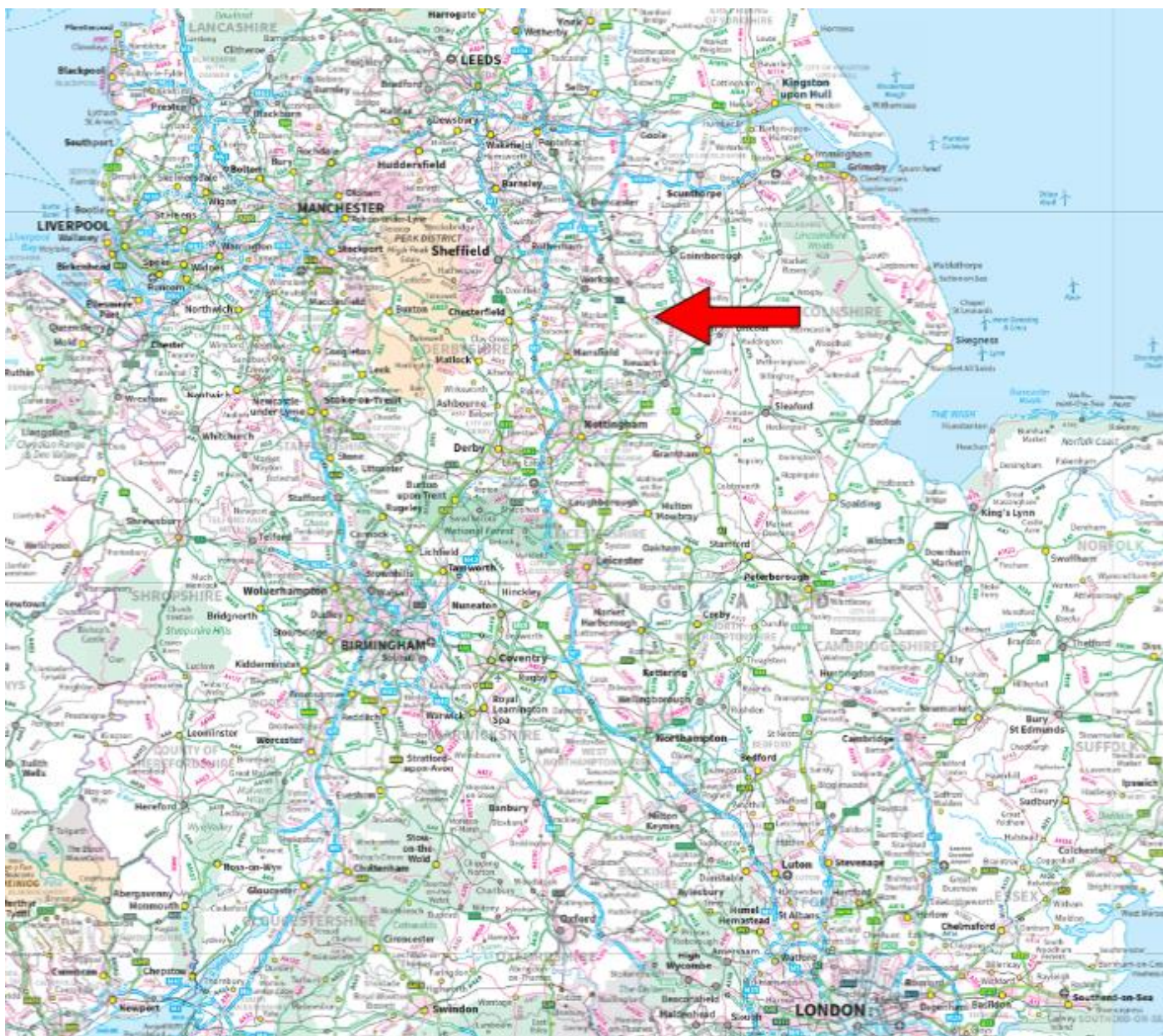
Outgoings...

The Rateable Value is to be assessed.

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, and are set out as a general guide and do not constitute 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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