



**Office with Car Parking—TO LET**  
**UNIT 9, STEPHENSON COURT, NEWARK**

**TAYLOR**  
**LINDSEY**

# Unit 9, Stephenson Court, Newark

## DESCRIPTION

Stephenson Court is situated on the well established Brunel Drive estate. The offices are finished to a high specification including air conditioning, perimeter trunking and provide disabled access.

The layout comprises of an entrance lobby, open-plan office with separate private office, kitchen, and male/female/disabled WC facilities.

- 6 DEDICATED CAR PARKING SPACES.
- CLOSE PROXIMITY TO A1 AND A17/A46 JUNCTIONS AND NEWARK NORTHGATE STATION.
- OPEN PLAN LAYOUT WITH SEPARATE OFFICE.
- LOCAL OCCUPIERS INCLUDE: MOY PARK, SUNBELT AND BLUEBIRD CARE.
- RENT: £10,000 PER ANNUM EXCLUSIVE.

## LOCATION

The town of Newark has a population of approximately 35,000 with a catchment of upwards of 60,000 people. Situated adjacent to the A1, it is within 20 miles of Nottingham and 15 miles of Lincoln. Newark is located on the Edinburgh to Kings Cross East Coast Main Line, providing excellent rail links to north and south from Newark Northgate station.



## VAT

The property is VAT registered, VAT is payable on all costs.

## SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common areas of the estate.

## RATEABLE VALUE

The rateable value £8,600.

Standard Multiplier (2024/2025) 54.6p in the £

Small Business Multiplier (2024/25) 49.9p in the £

The property may qualify for Small Business Rate Relief. See [www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief).

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The EPC and Recommendation Report are available on request.

## VIEWINGS & FURTHER INFORMATION

Amy Willoughby—Commercial Property Manager

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These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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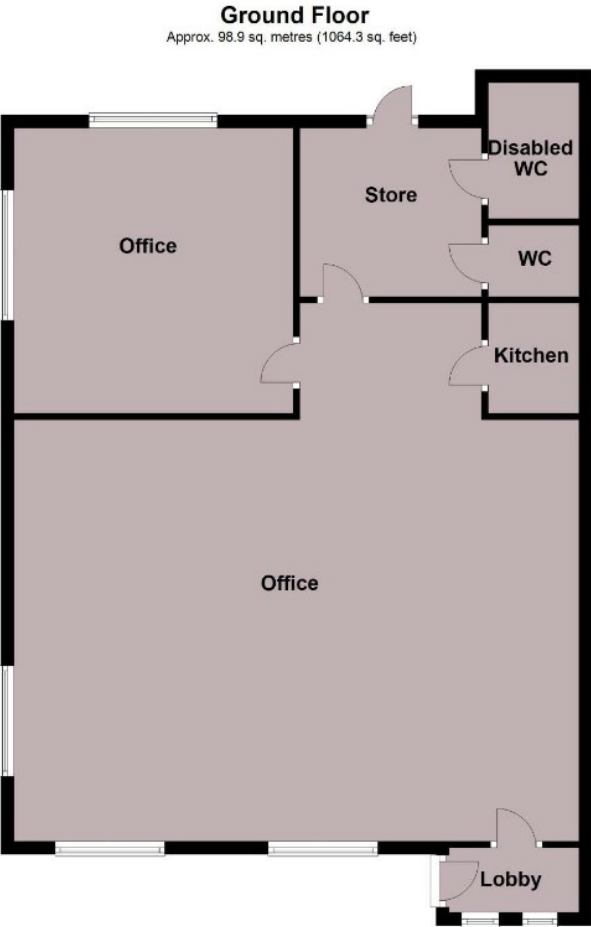
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Total area: approx. 98.9 sq. metres (1064.3 sq. feet)  
For illustration purposes only.  
Plan produced using PlanUp.



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