



Office with Car Parking—TO LET
Unit 10, Stephenson Court, Newark, NG24 2TQ

TAYLOR
LINDSEY

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DESCRIPTION

Stephenson Court is situated on the well established Brunel Drive Business Park in Newark. Unit 10 is a self-contained, modern office suite extending to 1,000sq.ft and benefiting from on-site car parking, with six spaces included.

The property is fitted to a high specification, including air conditioning, perimeter trunking and provides disabled access.

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

ACCOMMODATION

Entrance lobby.
Main open plan office.
Private office/meeting room.
Kitchenette, disabled W/C facilities and rear lobby.

The floor area is approximately 1,000 sq ft (92 sq m) .

TENURE

The property is available on a new lease for a term to be agreed.
Rent: £10,250 per annum exclusive.

SERVICE CHARGE

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

VAT

The property is VAT registered, and VAT is payable on rent, service charge and insurance.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D (79)
EPC available upon request.

- SELF-CONTAINED OFFICE PREMISES
- SIX DEDICATED CAR PARKING SPACES
- CLOSE PROXIMITY TO A1 & A17/A46 JUNCTIONS
- LOCAL OCCUPIERS INCLUDE: MOY PARK, SUNBELT, ATS & HEALTH CARE PROVIDERS
- RENT: £10,250 PER ANNUM EXCLUSIVE
- APPROX 1,000 sq ft (92 sq m)

RATEABLE VALUE

The rateable value £8,800.
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.

PLANNING

We understand that the property has consent for uses falling within Class E of the Town and Country Planning Use Classes Order. This includes offices, retail, financial services, medical and health services.

SERVICES

Mains electricity, water, and drainage are available to the property. There is an air-conditioning / heating system.

VIEWINGS & FURTHER INFORMATION

Amy Willoughby—Commercial Property Manager
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Email: amy.willoughby@taylorlindsey.co.uk



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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