

# READY Q1 2026 – NEW BUILD WAREHOUSE UNITS

# TO LET.

UNITS A – C • OLLERTON ROAD •  
TUXFORD • NOTTINGHAMSHIRE •  
NG22 0PQ •



- Brand New Industrial / Warehouse Units
- 16,075 Sq Ft | 32,085 Sq Ft | 48,160 Sq Ft
- Available as a Whole or Split

- Pre Lets Available
- Practical Completion Q1 2026
- 1.4 Miles To The A1 (M)

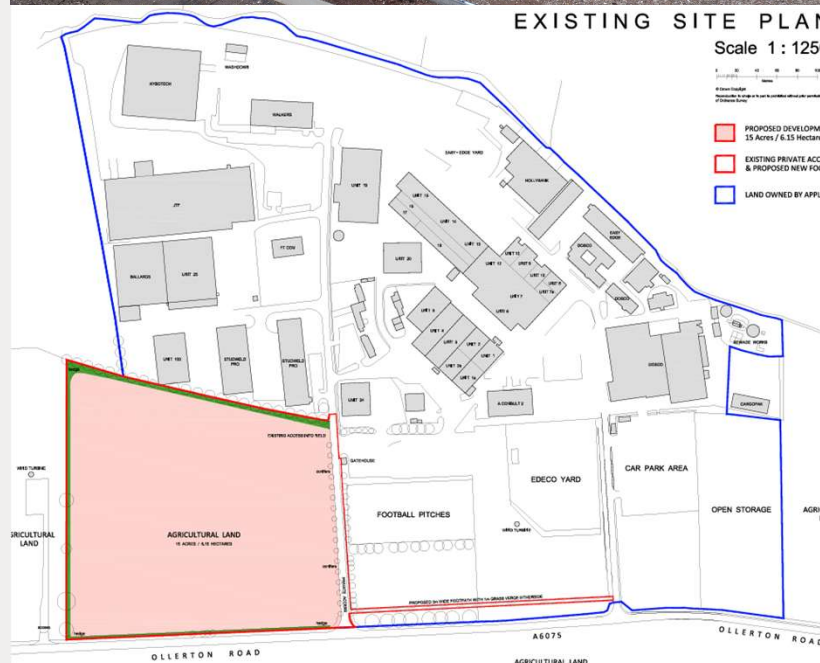




## DESCRIPTION

**A new development comprising three brand-new industrial/warehouse units, each offering open-plan warehousing space equipped with a three-phase power supply, mains services, ample car parking, and two loading doors.**

- Open-plan industrial space
- Available as 16,075 Sq Ft or 32,085 Sq Ft or 48,160 Sq Ft
- Large yard and ample circulation areas
- 8m minimum eaves height
- Two loading doors
- Designated parking areas on-site
- Secure, fenced compound within an established industrial estate
- 24-hour access
- Prominent location with excellent access to the A1
- Pre-let opportunities available
- 3-phase electricity supply
- Ready for occupation Q1 2026

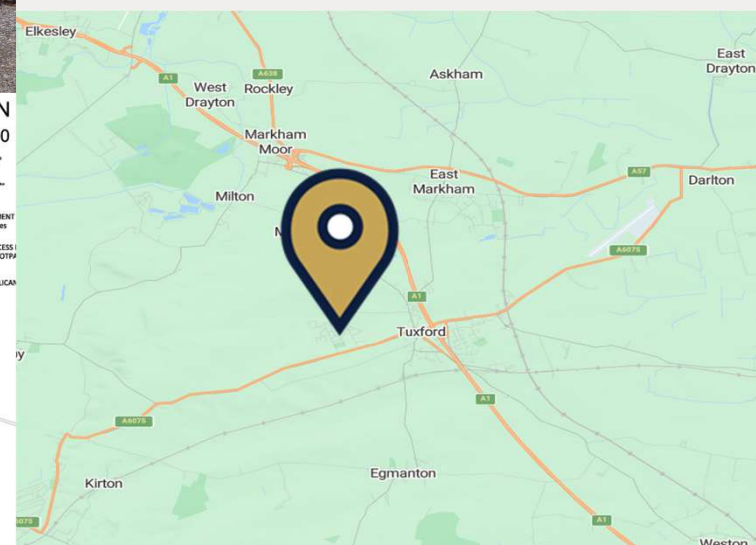


## LOCATION

The site is located on Ollerton Road in Tuxford, offering excellent access to the A1 via the A616, just 1.4 miles away (approximately a 4-minute drive). The A1 provides convenient north-south connectivity between London, Doncaster, and Newcastle.

Newark, also known as Newark-on-Trent, is a historic market town in Nottinghamshire, situated in the East Midlands of England, along the River Trent.

The strategic location and strong transport links, the area is an attractive choice for any logistics business looking to establish a well-connected base.



**SAT NAV: NG22 0PQ**



**SPOILED.COASTING.SWITCH**

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## ACCOMMODATION

The site extends to a Gross Internal Area from 16,075 Sq Ft To 48,160 Sq Ft (1,494 Sq M to 4,476 Sq M)

| Unit   | Sq M  | GIA Sq Ft |
|--------|-------|-----------|
| Unit A | 1,494 | 16,075    |
| Unit B | 1,488 | 16,010    |
| Unit C | 1,494 | 16,075    |
| Total  | 4,476 | 48,160    |

## ASKING RENT

Quoting rent: From £7 Per Sq Ft

Please contact the agents for more information.

## LEASE TERMS

The property is available to lease on FRI terms to be agreed.

For further information, please contact the agents.

## EPC

Rating: TBC



## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## BUSINESS RATES

Ratable Value: TBC

The units are yet to be rated. Please contact the VOA for more details.

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

ben@flintrealestate.co.uk

**Alexandra De Freitas**

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



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