

UNIT 35
OLLERTON ROAD
TUXFORD
NOTTINGHAMSHIRE
NG22 0PQ

INDUSTRIAL /
WAREHOUSE
PREMISES

TO LET.

- 348.38 Sq M (3,750 Sq Ft)
- Industrial / Storage Unit
- Popular Industrial Location
- £16,875 per annum (includes rates & water)





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.

DESCRIPTION

Industrial unit/lock-up with roller shutter and pedestrian doors to the front. The unit also benefit from the below specification:

- Open plan warehouse space
- W/C and office facilities on site
- Concrete floors
- 24-hour access
- Within a secure and fenced estate

ACCOMMODATION

348.38 Sq M (3,750 Sq Ft)

Further space also available, please get in touch for more information.



 **SAT NAV: NG22 0PQ**

/// TIREDNESSVERVE.HOOKS

RENT / TERMS

Asking rent: £16,875 per annum exclusive on terms to be agreed inclusive of rates and water.

BUSINESS RATES & WATER

Included within the rent.

VAT

VAT is applicable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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