

UNIT 35  
OLLERTON ROAD  
TUXFORD  
NOTTINGHAMSHIRE  
NG22 0PQ

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# INDUSTRIAL / WAREHOUSE PREMISES **TO LET.**

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



**FLINT**  
REAL ESTATE



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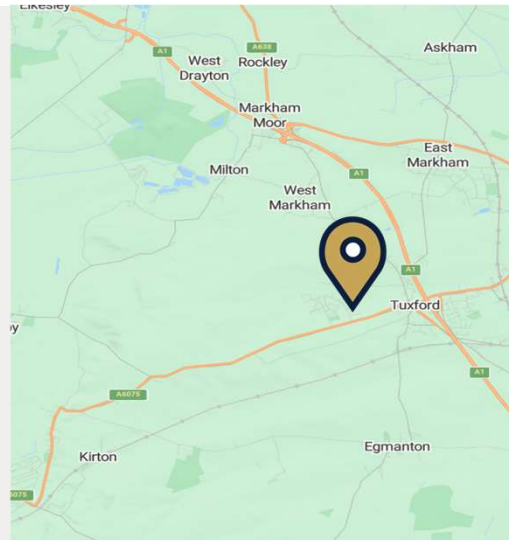


## LOCATION

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**

**///TIREDNESS.VERVE.HOOKS**

## 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.



## 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.

## SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

## EPC / ELECTRIC

Rating: TBC

Electricity: 34p/kwh consumed

## AML

Tenants will have to supply information to comply with AML Regulations.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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