

READY Q2 2026 – NEW BUILD
WAREHOUSE UNIT

TO LET.

UNIT C • OLLERTON ROAD •
TUXFORD • NOTTINGHAMSHIRE •
NG22 0PQ •



- Brand New Industrial / Warehouse Unit
- 1,791 Sq M (19,227 Sq Ft)
- Large Yard & Car Park
- Pre-Let Available
- Practical Completion Q2 2026
- 1.4 Miles To The A1 (M)



DESCRIPTION

A new unit comprising open-plan warehousing space equipped with a three-phase power supply, mains services, ample car parking, and two loading doors.

- Open-plan industrial space
- 1,791 Sq M (19,227 Sq Ft)
- 8m minimum eaves height
- Two loading doors
- 3-phase electricity supply
- Large yard and ample circulation areas
- Designated parking areas on-site
- Secure, fenced compound within an established industrial estate
- 24-hour access
- Prominent location with excellent access to the A1
- Ready for occupation Q2 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



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ACCOMMODATION

The site extends to a Gross Internal Area as follows:

Unit	Sq M	GIA Sq Ft
Unit C	1,791	19,227

ASKING RENT

Quoting rent: from £7.50 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:

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