

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)

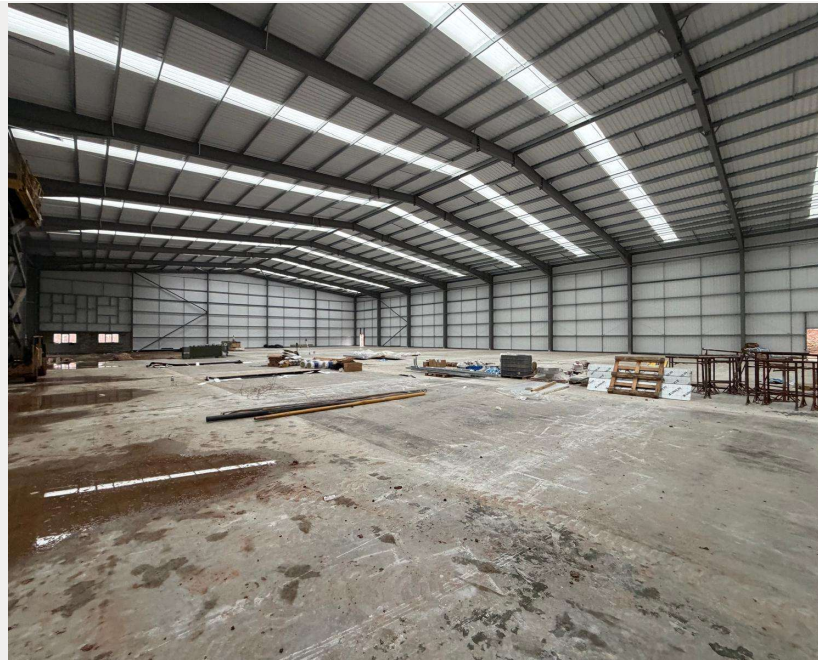




DESCRIPTION

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



SPOILED.COASTING.SWITCH



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:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk

Joint Agents: Eddisons, Lincoln

William Wall

Tel: 07717 546 269

Email: William Wall
<Will.Wall@eddisons.com>



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared Feb 2026.

