

EX-BOILER HOUSE
OLLERTON ROAD
TUXFORD
NOTTINGHAMSHIRE
NG22 0PQ

INDUSTRIAL /
WAREHOUSE
UNIT

TO LET.

- 1,415 Sq Ft
- Industrial / Storage Unit
- Popular Industrial Location
- £12,000 Per Annum Exclusive



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NG22 0PQ •

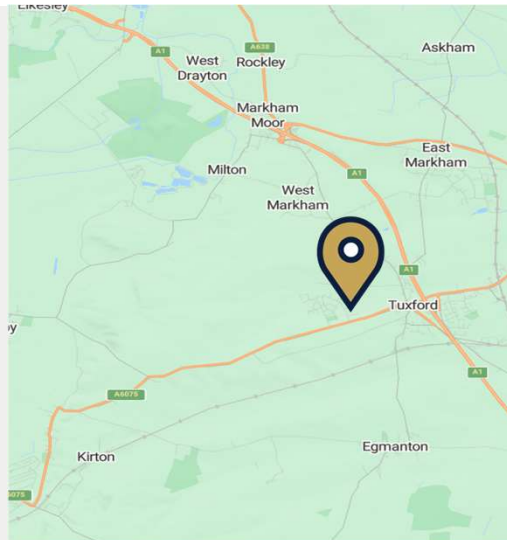


LOCATION

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

1,415 Sq Ft

RENT / TERMS

Asking rent: £12,000 per annum exclusive on terms to be agreed & inclusive of business rates.

BUSINESS RATES

Included within the rent.

VAT

VAT is applicable.



SERVICES

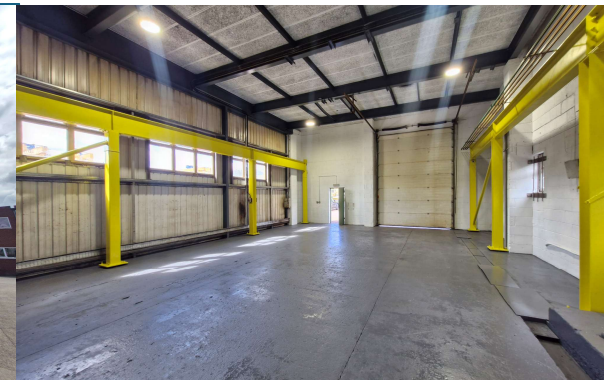
Mains water and electricity and 3 phase power will be connected to the property.

EPC

Rating: TBC

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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