

UNIT 8
OLLERTON ROAD
TUXFORD
NOTTINGHAMSHIRE
NG22 0PQ

INDUSTRIAL /
WAREHOUSE
UNIT

TO LET.

- 2,200 Sq Ft
- Industrial / Storage Unit
- Popular Industrial Location
- £12,000 Per Annum Exclusive



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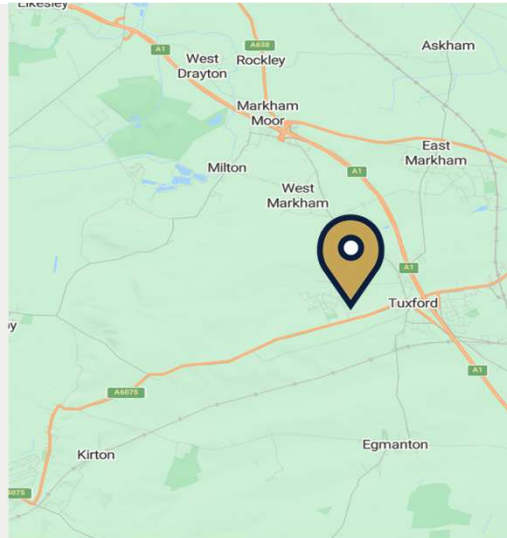


LOCATION

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
- Concrete floors
- 24-hour access
- Within a secure and fenced estate

ACCOMMODATION

2,200 Sq Ft



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

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RENT / TERMS

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

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 is sub-metered and charged at 34p per kwh consumed

AML

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



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 May 2026.