

# To Let

## **Unit 12 & 14 Roseland Business Park, Long Bennington, Newark, Nottinghamshire, NG23 5FF**

4,734 to 11,051 sq ft (439.80 to 1,026.67 sq m) GIA

- Superb opportunity
- High-quality fit out
- Landscaped surrounds



## Location

Long Bennington is located almost equidistant between the market towns of Newark and Grantham, each being approximately 7 miles distant to the north and south-east respectively. The city of Nottingham lies 16 miles to the east whilst Sheffield is 40 miles to the north-west. Leicester and Birmingham are situated 37 and 55 miles respectively to the south-west.

Roseland Business Park is situated immediately to the south west of Long Bennington on the western side of the A1 dual carriageway. The Park benefits from direct access to the A1 dual carriageway via a private road, approximately 1.25 miles distant.

## Terms

The accommodation is available by way of a new lease, subject to a maintenance charge.

## Legal Costs

Each party is responsible for their own legal costs.

## Accommodation

Unit 12 is an industrial unit with a surrounding yard and Unit 14 in a hybrid unit providing both office accommodation and workshop space.

Floor / Unit	Description	Size	Availability
Unit	12	6,316 sq ft	Coming Soon
Unit	14	4,721 sq ft	Coming Soon

## EPC

This property has been graded as 72 C.

## Rent

Available on Request

## Business Rates

Unit 14. Rateable Value £18,500



## Contacts

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