



**Unit 11 Halifax Court, Fernwood, Newark,
Nottinghamshire, NG24 3JP**

TO LET £22,000 + VAT PER ANNUM

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Prestigious modern office building
- Early completion date available
- 8 Allocated parking spaces
- Popular business park location
- EPC Rating C
- 2,250 sq ft (209 sq m) approximately
- Class E (commercial, business and service)
- Modern open plan office spaces
- Easy access to A1 and A46

A prestigious modern two story office building providing 2,250 sq ft internal floor space with a contemporary open plan design. The property is located on Halifax Court which forms part of the Fernwood Business Park, situated close to A1 access points and just two miles south of Newark town centre. Newark is on the main East Coast railway line with services to the north and London Kings Cross with journey times of just over 75 minutes.

Halifax Court is fully occupied and the building is available with vacant possession at an early date.

The specification includes reverse cycle air conditioning, suspended ceilings with recess lighting, full access raised floor, double glazed windows, carpet tiled office areas and inbuilt IT provision.

LOCAL AREA

Fernwood is outlined as one of the main growth areas of Newark located adjacent to 649 acres of sustainable urban extension allocated for 3,150 new homes and 49 hectares of employment. The southern link road connecting Fernwood to the A1 and A46 has recently opened.

TRANSPORT LINKS

Newark is a sizable market town with a residential population of 40,118 together with a catchment area of 113,000. The area is situated reasonably centrally in the UK and is well placed for access to the A1 for commuting north to Retford (14 miles), Worksop (20 miles), Doncaster (30 miles), and South to Grantham (14 miles), Stamford (45 miles), and Peterborough (57 miles). The access points to the A1 are less than one mile from the site.

ACCOMODATION

The property comprises a two storey semi-detached modern office building with eight allocated car parking spaces. The property is of steel framed construction with brick elevations under a steel profile clad roof. The following accommodation is provided:

GROUND FLOOR

Glass fronted entrance, entrance lobby. Disabled, male and female toilet accommodation, and separate shower room.

MAIN OFFICE/MEETING ROOMS

27'6 x 23'6 (8.38m x 7.16m)

With windows providing light and airy accommodation, fitted carpet and blinds, kitchen area

comprising wall cupboards, base units, sink unit, integral fridge and dishwasher. Two meeting rooms.

FIRST FLOOR

OPEN PLAN OFFICE

36'3 x 27'10 (11.05m x 8.48m)
(plus 15'6 x 17'7)

Carpet tiles and blinds. Windows providing a dual aspect and lots of light.

LEASE TERMS

A new lease, the term of years to be agreed.

RATEABLE VALUE

The current rateable value (1st April 2026 - Present) is £28,250.

BUSINESS RATES

The Government has introduced a support package worth 4.3 billion pounds over the next three years to protect rate payers seeing their bills increase because of the revaluation. If you previously received Small Business Rate Relief (SBRR), Rural Rate Relief, the Supporting Small Business Scheme or Retail, Hospitality and Leisure Relief, you may be eligible for the Supporting Small Business Scheme (SSBS) which caps your bill increases, further details can be found on the Valuation Office Agency (VOA) website.

SERVICE CHARGE

There is an estate service charge in respect to the maintenance of the business park. This includes landscaping, general site maintenance, estate charge contributions, auditing of the service charge accounts, health and safety audit, public liability insurance, gritting, travel plan administration and management fees. The current service charge is £286.65 per quarter plus VAT.

TOWN AND COUNTRY PLANNING

The planning use of the property is class E (commercial and business service).

VAT

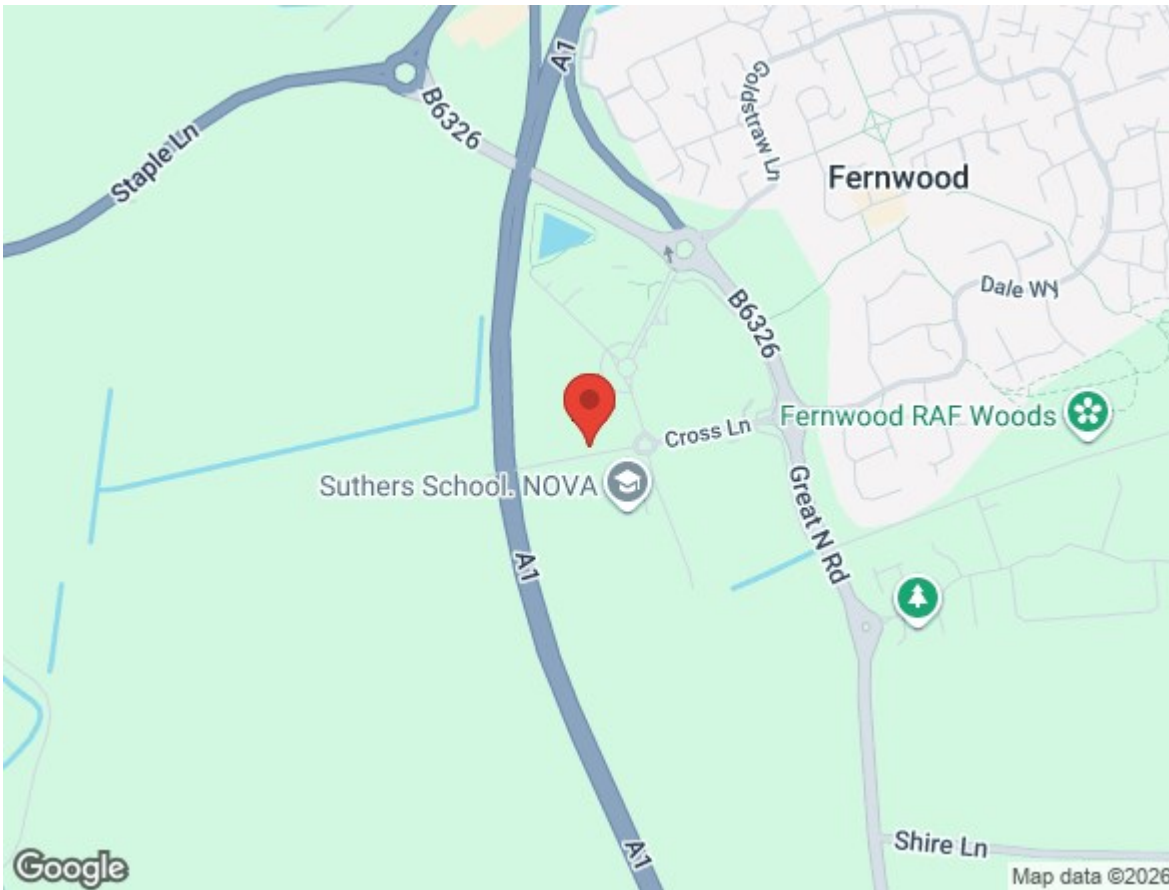
VAT will be chargeable on the rent.

VIEWING

Strictly by appointment with the selling agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers