



Offices To Let, 16 London Road, Newark On
Trent, NG24 1TW

£14,000
Tel: 01636 611 811

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

- Offices To Let
- Gross Internal Area 107 sq.m (1140 sq.ft)
- Prime Town Centre Location
- Rent £14,000 per annum exclusive
- Gated Car Park for 4 Cars
- Prestigious Offices & Excellent Storage

Prestigious town centre offices providing 1140 sq.ft internally and gated off street parking. The property provides spacious, light and airy rooms, some with window bays together with domestic facilities and good dry basement storage. Prominently situated on London Road, adjacent to Beaumont Cross, the property is within a few steps of town centre facilities. There is a public car park opposite, currently with free parking up to 1 hour.

The ground floor accommodation provides a reception area, kitchen, toilet facilities, inner hall and staircase, principal offices with wonderful bay windows and a rear porch with storage. The first floor office has a dual aspect. The basement provides two dry barrel vaulted cellars extending to 350 sq.ft storage space.

Newark on Trent is situated on the A1 and A46 cross junction and the main East Coast railway line and has become an important regionally centre for offices. Newark is a sizeable market town with a population of 24,000 together with a catchment area of 113,000. There are two railway stations in Newark, Northgate railway station on the main East Coast main line has regular and frequent services to London King's Cross and journey times of just over 75 minutes. There are train services from Newark Castle station to Lincoln and Nottingham.

This impressive building and most pleasant work space is Grade II listed.

The following accommodation is provided:

GROUND FLOOR

RECEPTION

10' x 9'10 (3.05m x 3.00m)

With entrance door, double panelled radiator.

INNER HALL & STAIRCASE

Radiator.

OFFICE ONE

20' x 13'7 (6.10m x 4.14m)

(plus two bay windows each measuring 6' x 3' approximately).

Centre opening French doors, radiator.

OFFICE TWO

14'2 x 12' (4.32m x 3.66m)

(plus bay window measuring approximately 8' x 4')

Fluorescent lighting, double panelled radiator.

REAR ENTRANCE PORCH

8'9 x 7'1 (2.67m x 2.16m)

With double doors.

OFFICE THREE

16'6 x 12'4 (5.03m x 3.76m)

(plus 8'10 x 3'6)

Stainless steel sink unit, radiator, fluorescent lights.

REAR DOOR & CORRIDOR

STORE

12'7 x 5'3 (3.84m x 1.60m)

With double panelled radiator.

KITCHEN

5'6 x 5'5 (1.68m x 1.65m)

Stainless steel sink unit, base cupboards, double panelled radiator.

SEPARATE WC

With low suite WC, basin and radiator.

FIRST FLOOR

OFFICE FOUR

19'5 x 13'8 (5.92m x 4.17m)

Dual aspect with pleasant views of the town. Radiator.

BASEMENT

Comprising two barrel vaulted cellars, overall measurements 27' x 13' approximately.

OUTSIDE

There is a gated entrance and tarmacadam car park providing four spaces for motor cars and two additional spaces.

LEASE TERMS

The property is offered on a new under lease for a term of six years.

Rent: £14,000 per annum exclusive.

Rent payment dates: 1st September, 1st December, 1st March, 1st June.

Initial Deposit: £3500 held on Trust by the Landlords.

Rent Review: Third anniversary of the lease, upwards only at market value.

Tenant Repair Liability: The tenant is responsible for internal and external repairs, excluding structural walls and the roof. The repair liability will have regard to the nature and condition as at the date of the previous lease and subject to a Record of Condition as at the date of the new lease.

Decoration: Tenant responsible for internal and external redecoration. Tenant to redecorate in the last three months of the lease term.

Exclusion: The lease is excluded from the 1954 Landlord & Tenant Act.

Use: Use Class E restricted to offices.

Insurance Rent: Tenant responsible for a fair proportion of the entire building insurance rent.

Service Charge: Central heating provided from the Landlords retained property to include the supply of gas will be recharged to the tenant.

VAT: The property is elected for VAT which will be charged on the rent.

RATEABLE VALUE

The rateable value from April 2026 is £12,000.

VIEWING

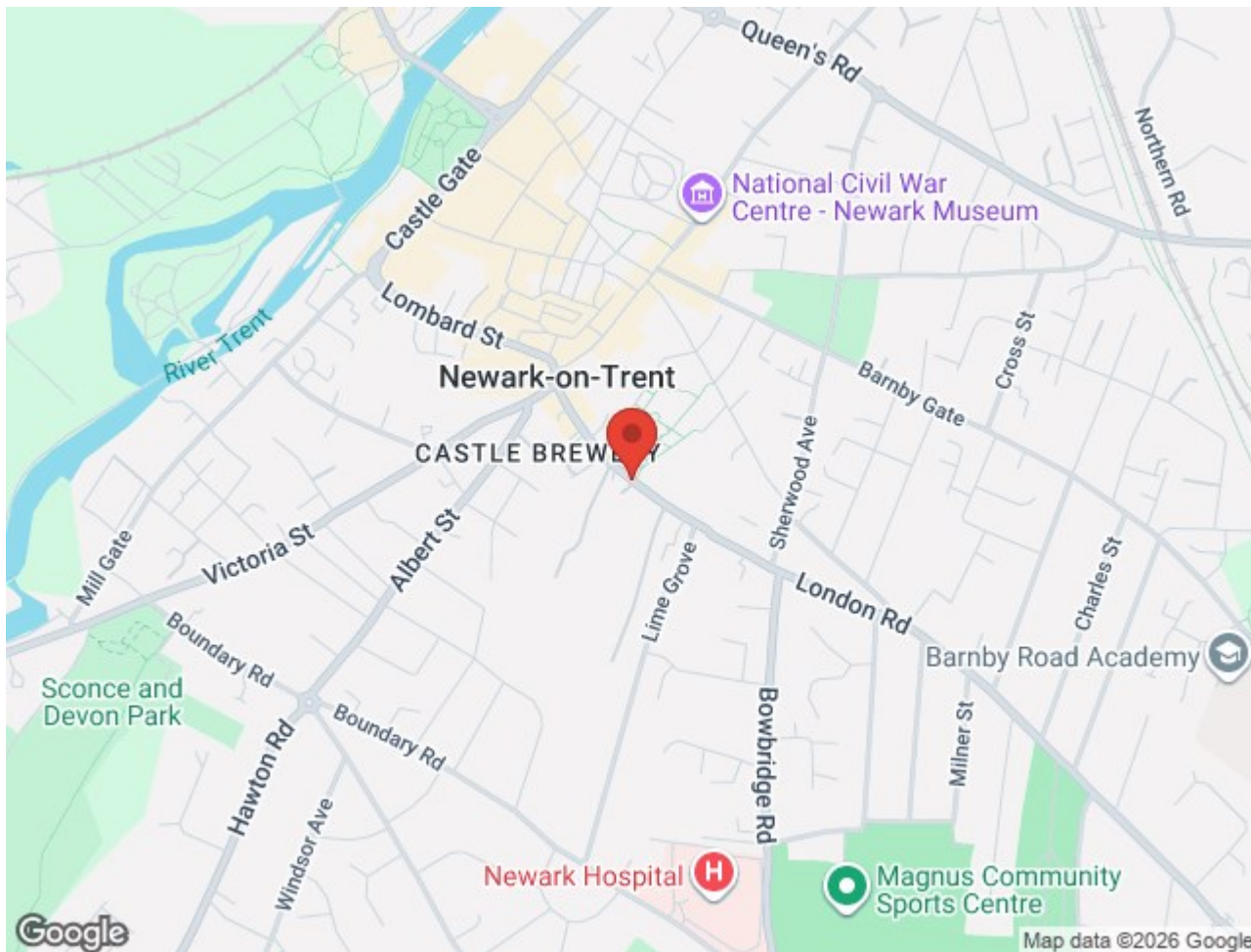
Strictly by appointment with the letting agents, Richard Watkinson & Partners.

POSSESSION

An early possession date can be arranged. The existing tenants are relocating to larger premises.







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



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Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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