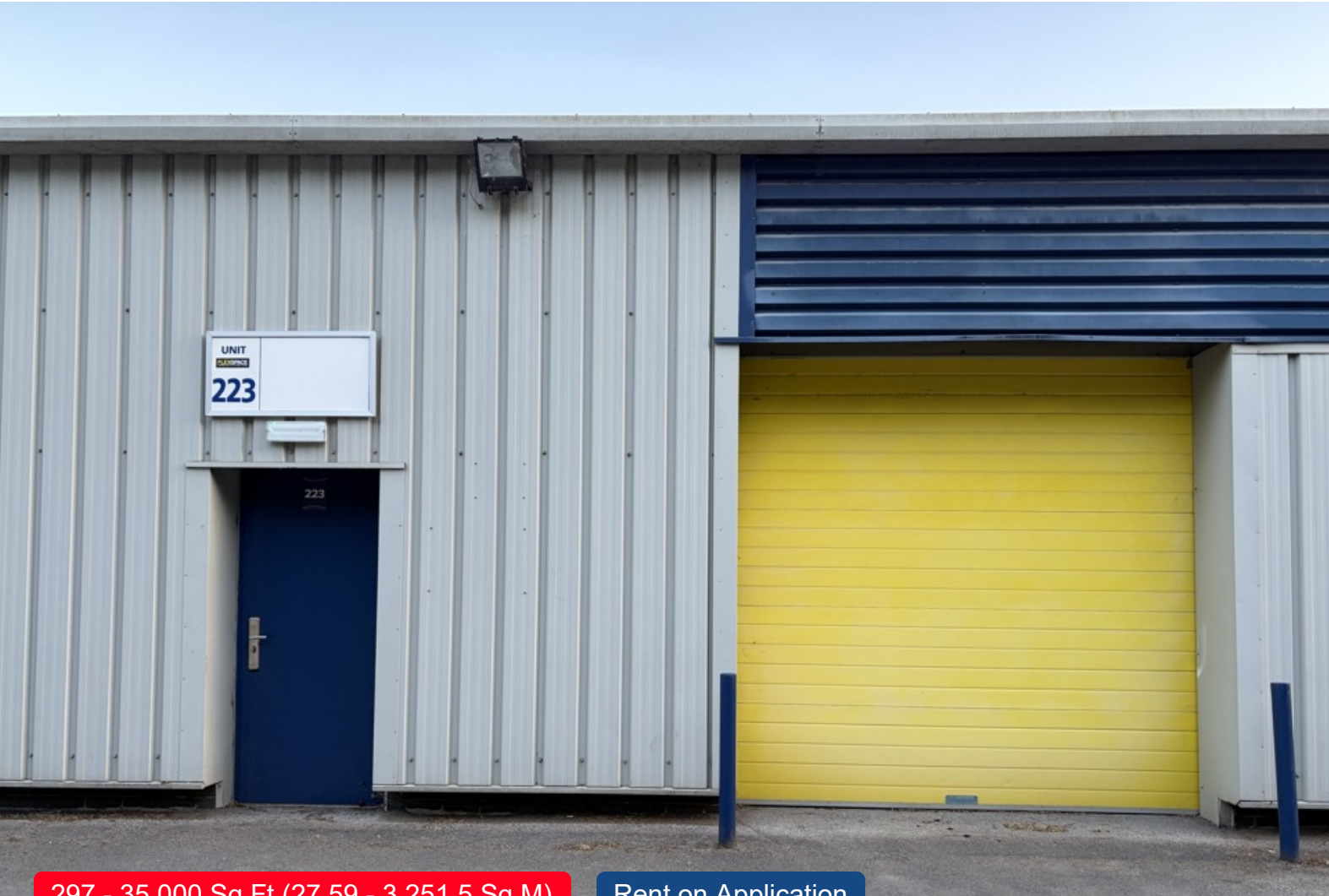


# BUSINESS UNITS AND STORAGE LAND TO LET

Boughton Industrial Estate, Newark, Nottinghamshire, NG22 9LD



297 - 35,000 Sq Ft (27.59 - 3,251.5 Sq M)

Rent on Application

- ▶ Established employment location
- ▶ Flexible lease terms
- ▶ A variety of business units and storage land
- ▶ Fully managed and secure site

## LOCATION

Boughton Industrial Estate is strategically located within the Newark & Sherwood district, on the A6075, just north of Ollerton.

There is good connectivity with the A1 - approx. 5 miles to the northeast at Tuxford. The Estate is located approximately 10 miles east of Mansfield, 13 miles north-west of Newark-on-Trent, and 12 miles south of Retford.

## DESCRIPTION

Boughton Industrial Estate is a 107-acre employment site and offers a wide range of business units and storage land. The Estate is fully managed with excellent on-site security including manned gated access and CCTV. There is good on-site manoeuvrability and ample parking.

There are a variety of business units and land that is available to rent on new flexible lease terms at competitive rates.

~ Offices

Modern self-contained ground floor offices suitable for a variety of uses ranging from 279 - 498 sq.ft.

~ Workshop and storage units.

A variety of self-contained single storey units offering clear span working spaces with roller shutter loading doors, solid concrete floors and w.c. facilities ranging from 1,108 - 3,700 sq.ft.

~ Open storage land

Secure fenced compounds with level surfaces suitable for a variety of commercial uses ranging from 2,000- 35,000 sq.ft

## EPC

Energy ratings are available for all units - details upon request.

## RENT

Rents are available upon application including details of site wide service charges and non-domestic rates payments.

## LEASE TERMS

Properties are available for immediate occupation on new flexible leases.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

## PLANNING

The site has consent for employment-based activity, including light & general industrial uses, warehousing, and open storage.



## VIEWING

Please get in touch to arrange a viewing.



### Reg Pollock

rp@appleicester.co.uk  
0116 254 0382



### Will Shattock

wjs@appleicester.co.uk  
0116 254 0382

#### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.