



**The Barn Huddlestons Wharf, Millgate,
Newark, NG24 4UL**

£15,500 Per Annum

Tel: 01636 611811

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Characterful Offices
- Sympathetic Conversion
- Conservation Area
- 2 Large Car Parking Spaces
- 1557 Sq.Ft (145 M.Sq)
- Riverside Location
- Close To Town Centre

LOCATION

The property is nestled away on Huddlestons Wharf, just off Millgate, which provides a quiet location, within very close proximity to Newark Town Centre. The town provides an excellent range of facilities and amenities, all within easy walking distance, including national and local retailers, supermarkets, banks, a fine Georgian market place, restaurants, bars and cafes. There are also a good range of public car parks, a number of which offering contract hire.

SURROUNDING AREA

Millgate runs parallel to the River Trent and is well known as a high quality area in the town. The immediate area surrounding the subject property is mixed, with the neighbouring warehouse also providing office accommodation, occupied by Landscape Architects Influence CLA Ltd. The remainder of the area is mainly good quality residential housing. The Town Centre lies approximately 250m to the north east.

TRANSPORT LINKS

Newark is a sizeable market town with a residential population of 24,000, together with a catchment area with a population of 113,000. The area is placed reasonably centrally in the UK and is well placed for access to the A1 for commuting north to Retford (14 miles), Workshop (20 miles) and Doncaster (30 miles) and south to Grantham (14 miles), Stamford (45 miles) and Peterborough (57 miles). The A1 is only two miles from the site and the A46 approximately 1.5 miles distant. Northgate railway station has a regular and frequent main line service to London Kings Cross with a usual journey time of 75 minutes.

DESCRIPTION

The property is Grade II listed and has been sympathetically converted to provide high quality office space, retaining a wealth of character and original features throughout, including beamed ceilings, exposed roof trusses and a combination of flag stone and wooden floors. The offices are mainly open plan, providing modern working accommodation, with central heating & IT cabling.

ACCOMMODATION

We have taken on-site measurements of the property, which extends to approximately 1557 sq.ft (145 sq m) overall. We have measured the building to its net internal area, and therefore any non-usable space such as hallways and WCs have not been included within the overall square footage, in accordance with the RICS Code of Measuring Practice Sixth Edition.

GROUND FLOOR

RECEPTION OFFICE

19'2" x 17'11" (5.84 x 5.46)

With flag stone floor, beamed ceiling, access door and windows to three elevations

CLOAKROOM & WC

with quarry tiled floor, wc and wash hand basin

OFFICE

21'9" x 20'0" (6.63 x 6.10)

With timber floor, beamed ceiling and windows to two elevations and rear entrance door.

UNDERSTAIRS STORAGE

With fully cabled IT cabinet

FIRST FLOOR

OFFICE

19'11" x 22'0" (6.07 x 6.71)

With timber floor, exposed roof trusses and windows to two elevations

MEETING/BOARD ROOM

12'4" x 20'4" (3.76 x 6.20)

With timber floor and exposed beams and floor to ceiling window.

KITCHEN

8'0" x 5'0" (2.44 x 1.52)

With a range of kitchen units and providing access to a cloakroom area. There is access to the attic, which provides a fully boarded space, ideal for long term/archive storage

CLOAKROOM

WC

Comprising WC and wash hand basin

PLANNING

The property has an established consent for B1 office use. Other uses would be suitable A2, D1 or D2 subject to the necessary planning consents.

SERVICES

We understand the property has mains water, electricity, gas and drainage connected. The property has gas fired central heating.

TENURE

The property is immediately available TO LET on a new internal repairing, decorating and insuring lease with flexible lease terms to be agreed.

RENT

£15,500 per annum

VAT

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

AGENTS NOTE

The carefully and sensitively converted property provides a flexible work space that has been greatly appreciated by previous occupants and deserves inspection by those who value a calm, serene and good quality working environment.

VIEWING

Strictly by appointment with the agents

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction

FOR FURTHER INFORMATION

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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