KSRE
Chartered Surveyors

TO LET



BUILD TO SUIT INDUSTRIAL/WAREHOUSE FROM 20,000 SQ.FT. - 200,000 SQ.FT.

EXISTING UNITS IMMEDIATELY AVAILABLE

20,000 - 200,000 SQ FT

Rent: On Application

Roseland Business Park
Long Bennington
Newark
Lincolnshire
NG23 5FF

- Build to Suit
- Established business park location
- Grade A institutional specification
- 24 hour security
- Strategically located with immediate access to A1 motorway
- Good power availability - Up to 3 MVA

ROSELAND BUSINESS PARK, LONG BENNINGTON, NEWARK, LINCOLNSHIRE, NG23 5FF

The Opportunity
Roseland Business Park is a well-established multi-let industrial estate at Long Bennington, Newark-on-Trent with design & build available from 20,000 sq.ft. - 200,000 sq.ft.

Existing units immediately available.

Good power availability up to 3 MVA.

Existing occupiers include Balfour Beatty, Bennington Foods, Smart Fleet, ES Global Holdings.

Location
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 via a private road network approximately 1.25 miles

Description
Roseland Business Park is a well-established multi-let industrial estate at Long Bennington, Newark-on-Trent with design & build available from 20,000 sq.ft. - 200,000 sq.ft.

Other units immediately available.

Specification
New build to suit

Units will be constructed to an institutional specification

Estate service charge applicable

	Sq Ft	Sq M
Roseland Business Park design & build	200,000	18,580
Roseland Business Park Unit 3B with 1 acre yard	16,726	1,553.85
Roseland Business Park Unit 28	12,731	1,182.71
Roseland Business Park Unit 17	816	75.81
TOTAL	**200,000**	**18,580**

Sustainability
Grade A institutional specification

Workforce & Demographics
Strong drive time labour demographics

Planning
B2/B8

Tenure
Leasehold

VAT
Applicable

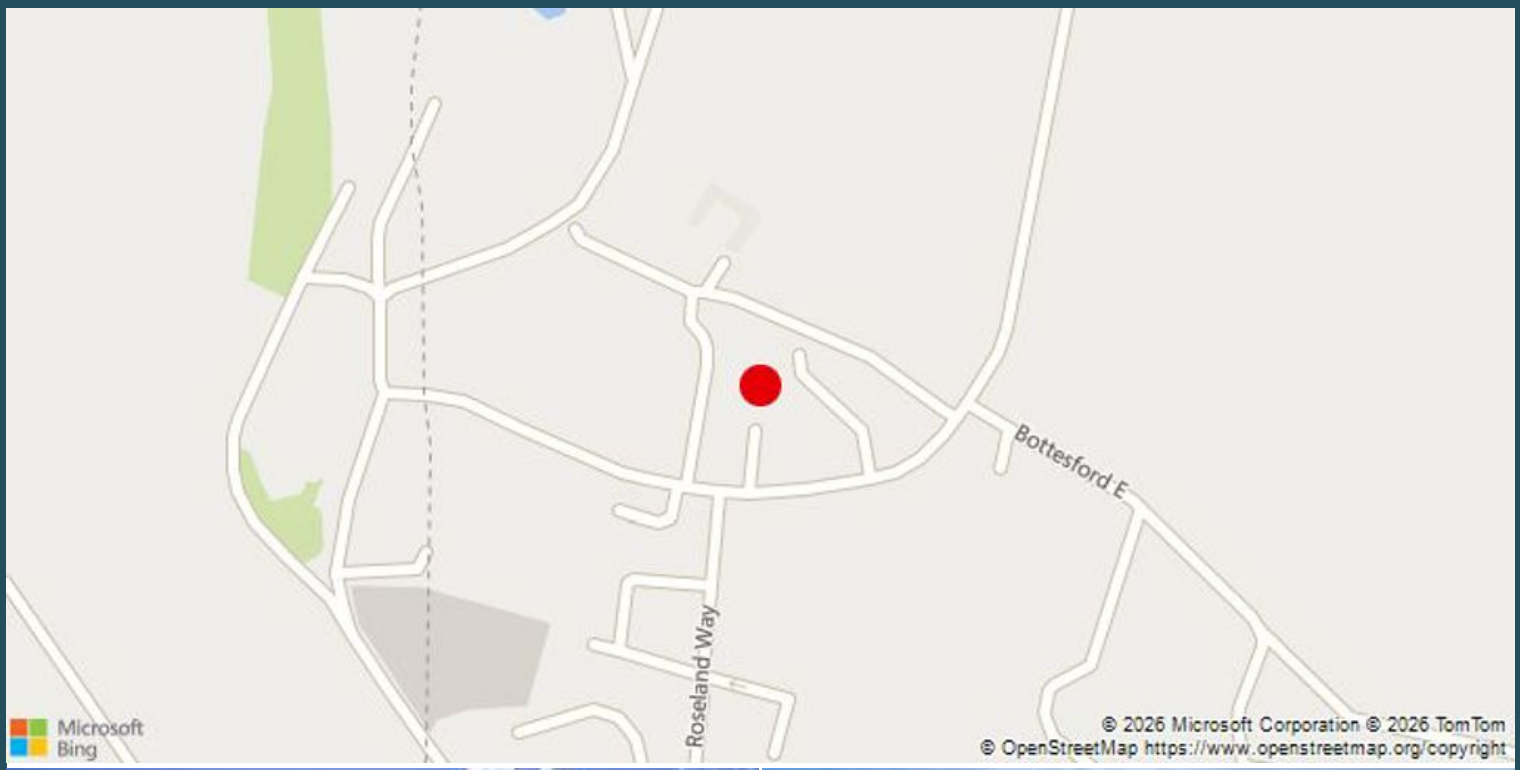
Legal
Each party to bear their own costs

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Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. KS Real Estate has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and KS Real Estate have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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