KSRE
Chartered Surveyors

TO LET

WELL PRESENTED, COST EFFECTIVE INDUSTRIAL UNIT

12,731 SQ FT

Rent: £55,000 Per Annum

Unit 28
Roseland Business Park
Long Bennington
Newark
Lincolnshire
NG23 5FF

- Immediately available
- Established business park location
- Cost effective
- 24 hour security
- Strategically located with immediate access to A1 motorway

KSRE
Chartered Surveyors

UNIT 28, 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.

Unit 28 offers a well presented cost effective industrial unit.

Roseland Business Park benefits from 24 hour on-site security with 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.

Unit 28 offers a well presented cost effective industrial unit

Specification
Good quality industrial accommodation with the specification including;

Full height roller shutter doors
Solid concrete floor
3 phase power
Lighting
Translucent roof lights
office/welfare provision
Car parking

Estate service charge payable

	Sq Ft	Sq M
Unit 28	12,731	1,182.71
TOTAL	**12,731**	**1,182.71**

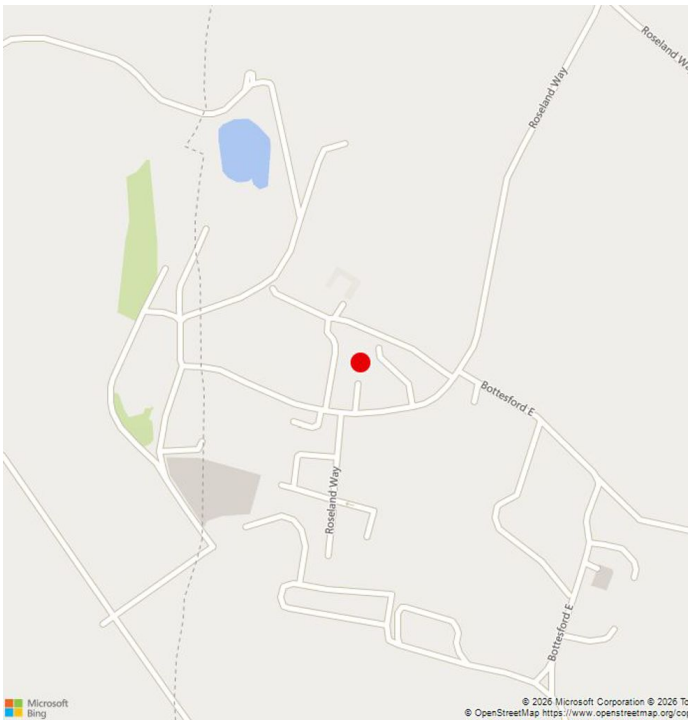
Workforce & Demographics
Strong drive time labour demographics

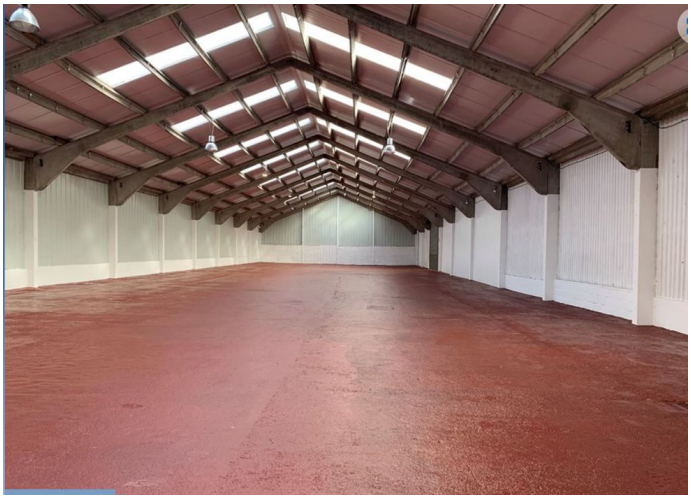
Planning
B2/B8

Tenure
Leasehold

VAT
Applicable

Legal
Each party to bear their own costs





James Keeton
07812 250857
james.keeton@ksre.co.uk

Matthew Smith

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.

KSRE
Chartered Surveyors