



2nd Floor Office

The Castle Gate Centre, 69 Castle Gate, Newark, NG24 1BE

**2nd floor office space available
within the Castle Gate Centre**

**£600 + Vat PCM - Inclusive of all
bills**

6 Desks

- Open planned office space located on the second floor
- Lift and escalator access
- Kitchenette & private welfare facilities provided
- Available immediately
- 24/7 Access
- Rent is inclusive of all bills with the exception of internet

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Summary

Available Size	6 Desks
Rent	£600 per month Plus Vat
Business Rates	To be assessed
Car Parking	No on site parking
VAT	Applicable
Legal Fees	The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

This second-floor office space is situated within the Castle Gate Centre, a leisure hub at the heart of Newark. The office space is available To Let on a new 5 year lease. The area consists of two adjoining rooms, ample enough to accommodate six desks. The area is well-lit and includes a kitchenette and welfare facilities.

Location

The Castle Gate Centre occupies a prominent corner position at the busy junction of Castle Gate and Lombard Street in the heart of the town centre. Castle Gate forms part of Newark's established restaurant, café and bar circuit where many good quality regional and national operators are located. It is close to the new Asda and bus station development which has created a new and vibrant hub of activity in the area and has further increased parking within walking distance of the Castle Gate Centre.

Accommodation

The accommodation comprises the following areas:

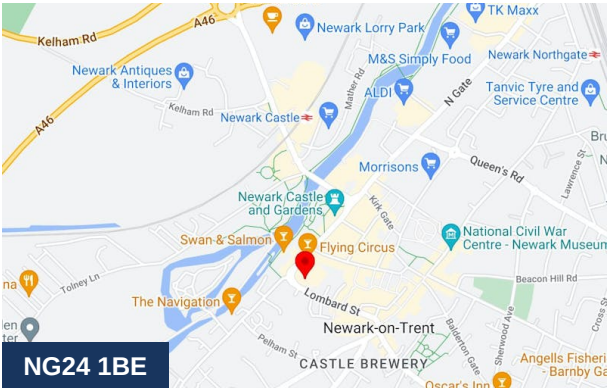
Name	sq ft	sq m	Availability
2nd - Floor office	510	47.38	Available
Total	510	47.38	

Viewings

Viewing by appointment with the Sole Agents P&F Commercial on 01664 431330 or email to office@pandfcommercial.com

Terms

A new Internally Repairing and Insuring lease will be created on a 5 year term with 3 year review. Rent has been set at £600 per month +vat (£7,200 per annum) and inclusive of bills . A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the landlord. Rent is paid quarterly in advance.



Viewing & Further Information

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