



The Castle Gate Centre, 69 Castle Gate, Newark

1st floor office space available
within the Castle Gate Centre

£600 + Vat PCM - Inclusive of all
bills

6 Desks

- Flexible 12 monthly licence agreement
- 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
- Open planned office space located on the first floor

Summary

Available Size - 6 Desks 510 Sq Ft

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 first-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.

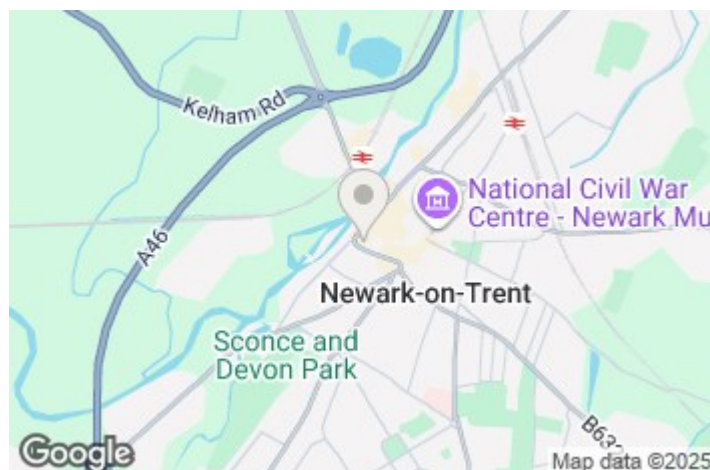
Accommodation

The accommodation comprises the following areas:

1st - Floor office - 510 sq ft - 47.38 sq m

Terms

A new Internally Repairing and Insuring lease will be created on a flexible 12 monthly rolling licence. Rent has been set at £600 per month +vat (£7,200 per annum) and inclusive of bills . A deposit equal to 1-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 and Further Information

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