

INDUSTRIAL

FOR SALE

MULTI-UNIT  
COMMERCIAL  
COMPLEX, HAWTON  
LANE, BALDERTON,  
NEWARK,  
NOTTINGHAMSHIRE  
NG24 3BU

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**22,939 sq ft  
2,131 sq m**

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- Providing mix of trade counter, showroom and works
- For sale freehold
- Close proximity to A1
- Close proximity to Newark Town Centre

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## LOCATION

Hawton Lane is an established commercial area located on the immediate South side of Newark town centre, with main access to and from the town via Bowbridge Road which is serviced by public transport routes adding to the accessibility. The A1 is located to the East with Hawton Lane connecting to London Road providing both northbound and southbound access points. Despite the close proximity to the A1 it is considered the secondary commercial pitch, with Brunel Drive providing the primary and more favoured location to the North side of the town benefitting from the A46 and A17 connections from the Winthorpe Interchange junction.

## DESCRIPTION

The property comprises a complex of showrooms, workshop and storage buildings upon a regular shaped level surfaced site. Benefiting from superb roadside profile the premises, currently used for the sale and maintenance of farm machinery, provides a low density arrangement upon a regular shaped plot of 1.51 acres. The buildings include a main trade counter showroom with ancillary offices and mezzanine storage, 3 workshop buildings, a vehicle showroom and some open sided canopy storage. The yard is a mix of tarmacadam and concrete, with parking areas allocated for both staff and visitors.

## ACCOMMODATION

Name	Size
Trade Counter / Showroom	4,676 sq ft (434.4 sq m)
Central Workshop	2,955 sq ft (274.52 sq m)
Central Showroom	2,996 sq ft (278.33 sq m)
Workshop 2	4,509 sq ft (418.89 sq m)
Workshop 3	1,308 sq ft (121.51 sq m)
Lean-To Canopy Stores	3,318 sq ft (308.24 sq m)
Mezzanine	3,177 sq ft (295.14 sq m)
<b>Total</b>	<b>22,939 sq ft (2,131 sq m)</b>

## PRICE

For Sale - OIRO £950,000 + VAT where applicable

## ANTI-MONEY LAUNDERING

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## EPC

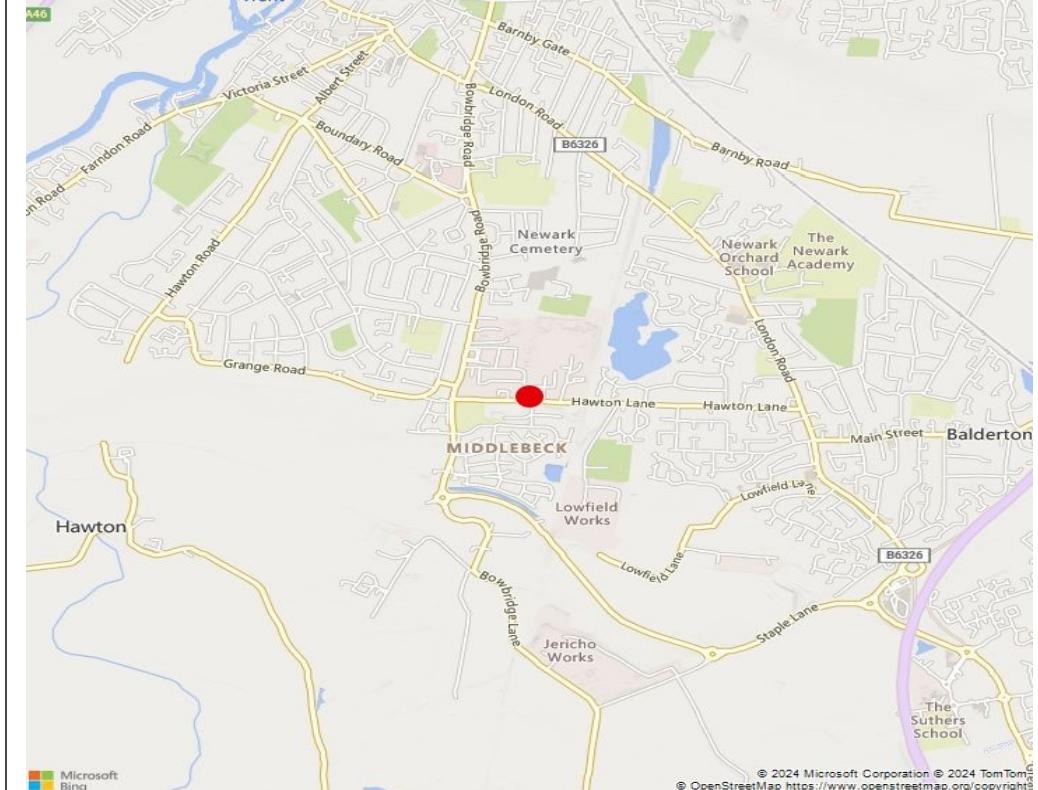
EPC Available upon request

## RATEABLE VALUE

£51,500 - Warehouse & Premises

## VIEWING

Strictly by appointment with Carter Jonas and CPP agents.



## CONTACT

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