

BRAND NEW WAREHOUSE

TO LET

LAST UNIT REMAINING



**Unit A, Ollerton Road, Tuxford, Nottinghamshire
NG22 0PQ**
#1233683/2025K



UNIT A, OLLERTON ROAD

TUXFORD, NOTTINGHAMSHIRE, NG22 0PQ



Agreement

To Let



Detail

Warehouse



Rent

£120,565 pax



Size

1,493 sq m (16,075 sq ft)



Location

Tuxford, NG22 0PQ



Property ID

#1233683/2025K

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com
07717 546269
01522 544515

OR OUR JOINT AGENT

BEN FLINT
Flint Real Estate
01302 639838

Property

The property comprises a brand new warehouse/industrial unit.

The unit will have allocated office/staff/WC facilities and 8 metres to the haunch. It will have two vehicular access doors.

There is ample external loading, circulation and parking.

The accommodation will be ready for occupation from Q3 2026.

Accommodation

Architect's plans suggest that the accommodation will provide the following floor areas.

Area	m ²	ft ²
Unit A	1,493	16,075
Unit B	UNDER OFFER	
Unit C	LET	

Energy Performance Certificate

An EPC will be commissioned on Practical Completion.

Services

We understand that mains water and three phase electricity will be available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Bassetlaw District Council
Description: Warehouse and Premises
Rateable Value: TBC

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let**.

Rent

Unit A - £120,565 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

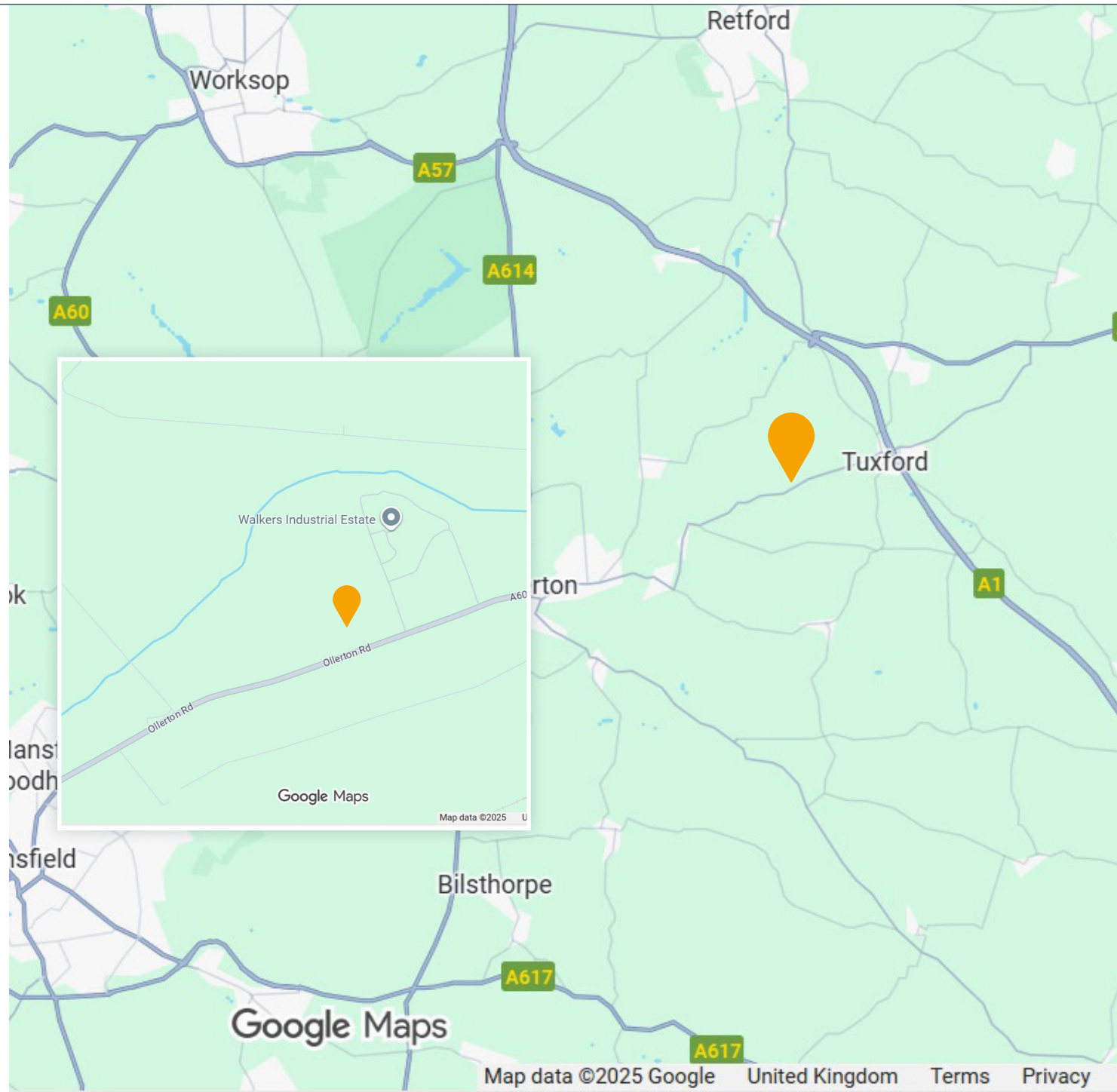
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property occupies a convenient and accessible position on an established industrial estate only 1 1/2 miles from the A1, 13 miles north of Newark and 13 miles south east of Worksop.

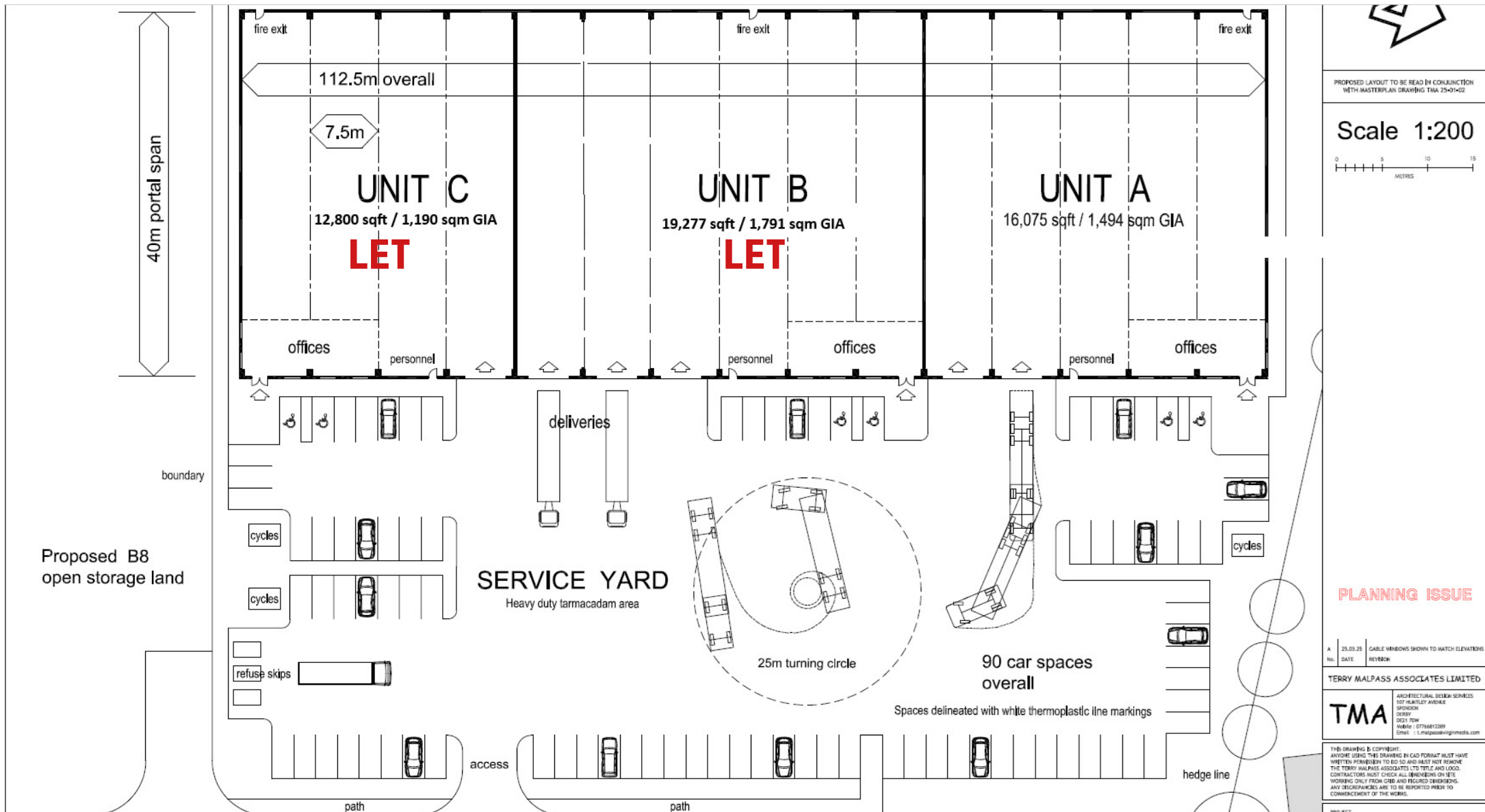
Other occupiers on the estate include Walker & Son (Hauliers), Griffins Logistics and Premier Movers.





Google Maps





PROPOSED LAYOUT TO BE READ IN CONJUNCTION
WITH MASTERPLAN DRAWING TMA 25-01-02

Scale 1:200



PLANNING ISSUE

A. 25.03.25
No. DATE REVIEWER

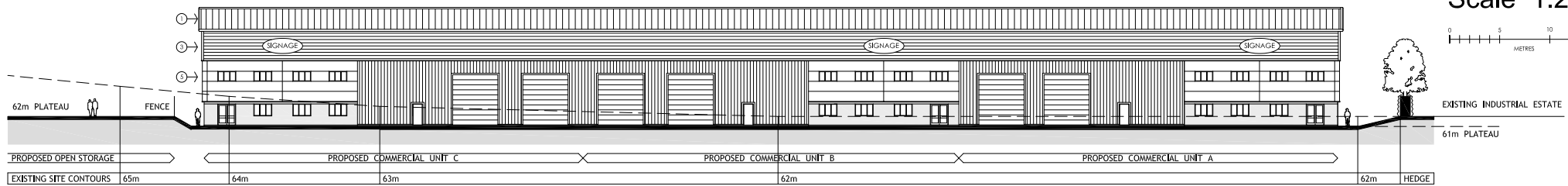
TERRY MALPASS ASSOCIATES LIMITED

TMA
ARCHITECTURAL DESIGN SERVICES
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Mobile: 07746812009
Email: t.malpass@tmaassociates.co.uk

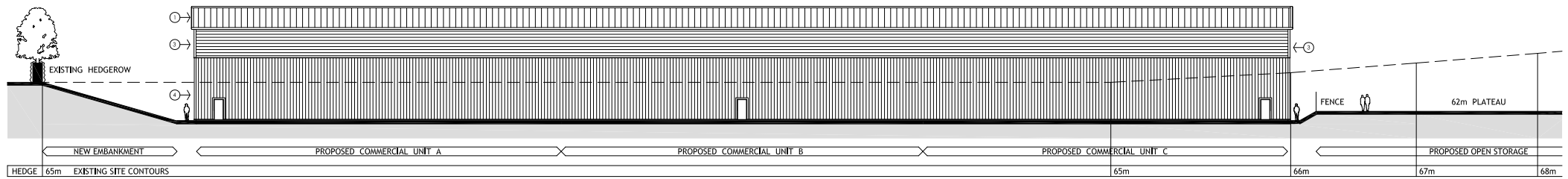
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PROJECT

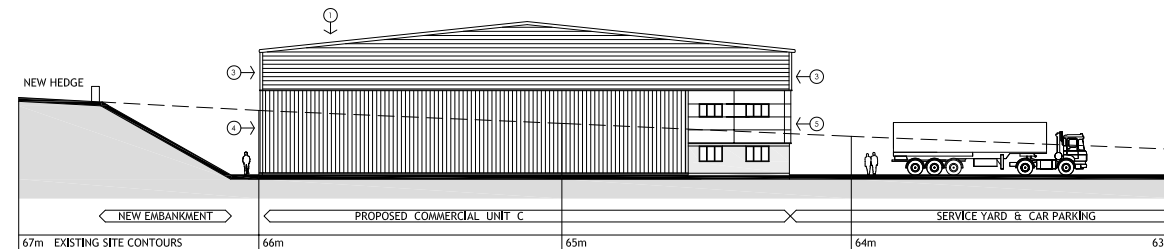
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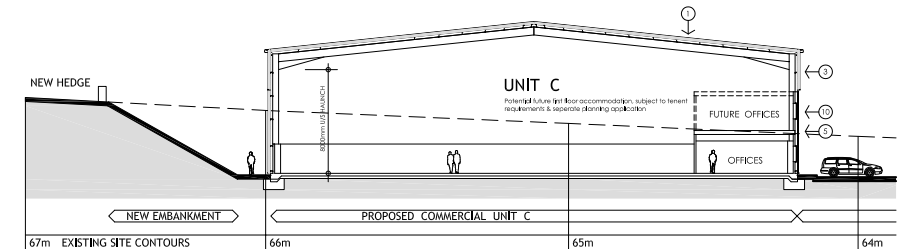
EAST ELEVATION - facing existing site access road



WEST ELEVATION - facing existing agricultural land



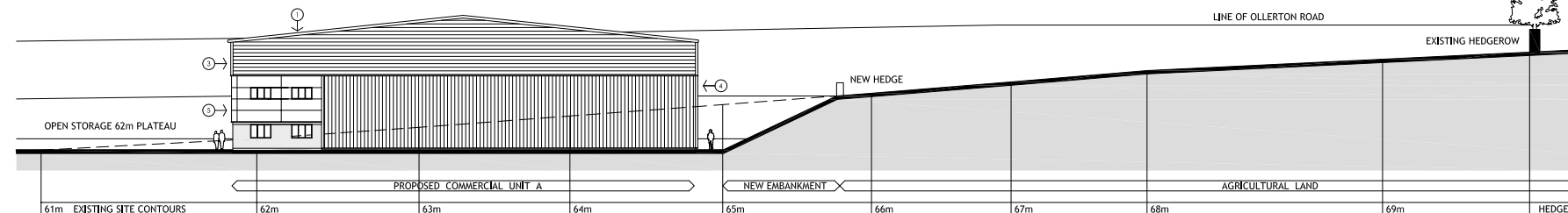
SOUTH ELEVATION - facing Ollerton Road



SECTION

- ROOF - ① PLASTISOL PROFILED METAL SHEETING WITH 10% ROOFLIGHTS
COLOUR : GOOSEWING GREY BS 10A05
② PLASTISOL PROFILED HORIZONTAL METAL SHEETING & FLASHINGS
COLOUR : MERLIN GREY BS 18B25
- WALLS - ③ PLASTISOL PROFILED HORIZONTAL METAL SHEETING & FLASHINGS
COLOUR : MERLIN GREY BS 18B25
④ PLASTISOL PROFILED VERTICAL METAL SHEETING & FLASHINGS
COLOUR : GOOSEWING GREY BS 10A05
⑤ HORIZONTAL COMPOSITE CLADDING PANELS
COLOUR : HAMLET RAL 9002
⑥ ARCHITECTURAL QUALITY BLOCKWORK WITH BRICK SOLDER
COURSE DETAIL COLOUR : LIGHT GREY
- DOORS - ⑦ POWDERCOATED ALUMINIUM ENTRANCE DOOR
COLOUR : DARK GREY RAL 7012
⑧ PLASTISOL INSULATED SECTIONAL DELIVERY DOOR
COLOUR : DARK GREY RAL 7012
⑨ PAINTED STEEL PERSONNEL DOOR & FRAME
COLOUR : DARK GREY RAL 7012
WINDOWS - ⑩ POWDERCOATED ALUMINIUM DOUBLE GLAZED UNITS
COLOUR : DARK GREY RAL 7012

EXTERNAL MATERIALS :



NORTH ELEVATION - facing existing industrial estate

PROPOSED DEVELOPMENT, OLLERTON ROAD, TUXFORD

PLANNING ISSUE

No.	DATE	REVISION

TERRY MALPASS ASSOCIATES LIMITED

TMA

ARCHITECTURAL DESIGN SERVICES
187 HUNTLEY AVENUE
SPRINGHOLM
DEBENTURE
DEBENTURE
DEBENTURE
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PROJECT
**Proposed development,
Ollerton Road,
Tuxford**

DRAWING TITLE	JOB NUMBER	DRAWING SIZE	NUMBER	REVISION
Proposed elevations Commercial units A, B & C	25-01	A1	04	
DATE	Jan 2025	SCALE	1:1200 @ A1	