

Long Bennington Business Park

Great North Road, Newark NG23 5JR

- Strategically located fronting the A1 between Newark and Grantham
- Newly constructed high specification self contained offices
- Attractive landscaped environment with substantial on site car parking and security
- Flexible terms on both a fully inclusive and exclusive basis
- Excellent working environment
- Dedicated broadband supply



High Specification Headquarters Offices
on an Established Business Park

savills

Long Bennington Business Park, Great North Road, Newark NG23 5JR

Location

Long Bennington Business Park is situated just off the A1 between Newark and Grantham. The A1 trunk route offers connections with the A52 and A46/A17. The park falls 30 miles to the north east of Nottingham, 23 miles to the south west of Lincoln and 56 miles to the north west of Peterborough. London is approximately 135 miles away, in addition to which a direct train to London Kings Cross can be accessed from both Newark (approximately 1 hour 30 minutes) and Grantham (approximately 1 hour 20 minutes).

Long Bennington Village provides good local facilities which include Post Office, School, Crèche, three Pubs/Restaurants, Cafe, Co-op Convenience Store, Police Station, Newsagents and Public Park.





Typical example of tenant fitout



Description

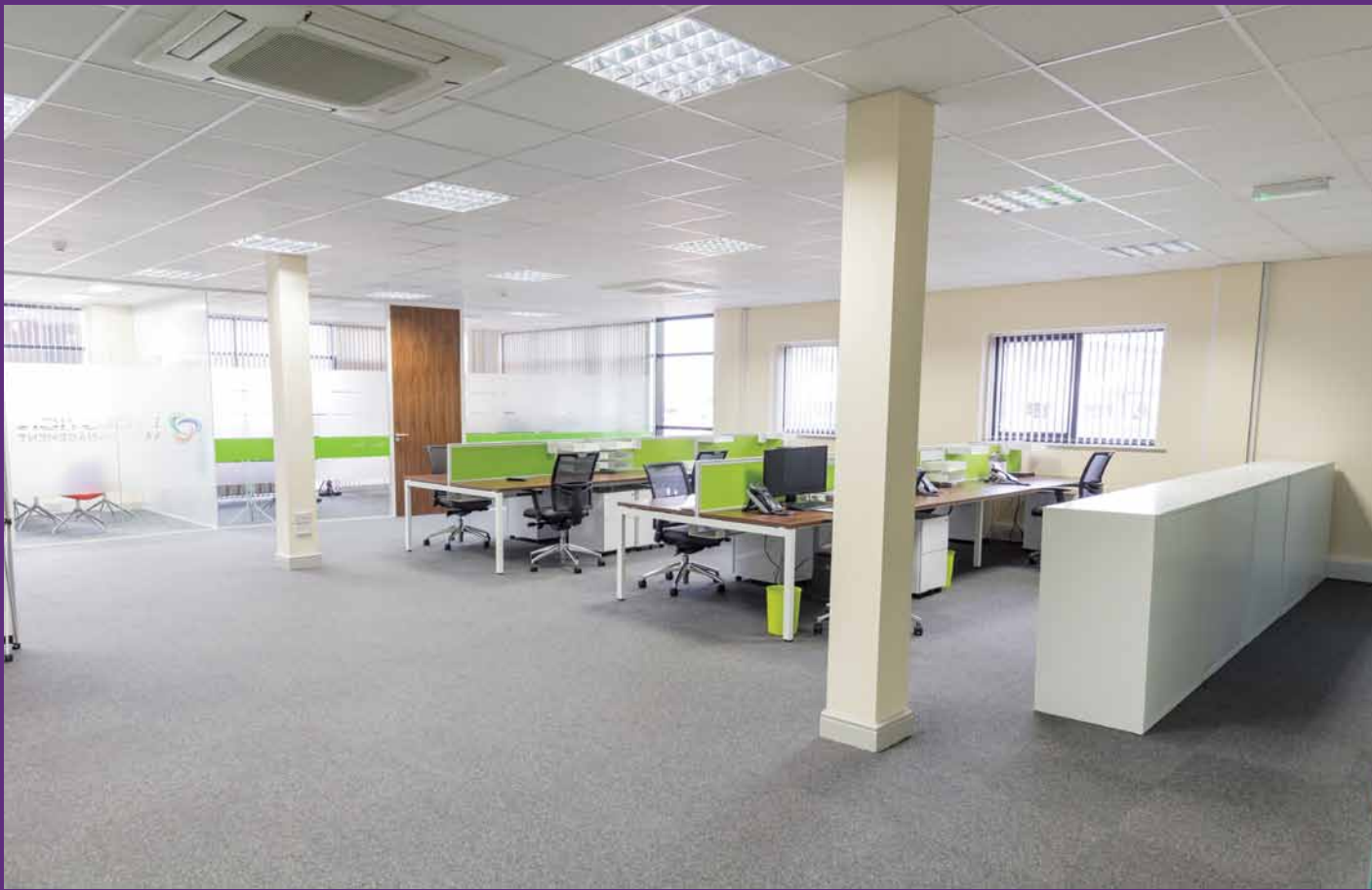
Long Bennington Business Park comprises newly constructed high specification offices in an attractive landscaped environment with substantial onsite car parking on a fully secured site.

Specification

- Fully open plan offices
- Suspended ceilings with Category II lighting
- Fully carpeted
- Fully secure site
- Access raised floors
- Comfort cooling environment
- CCTV
- DDA compliant lift
- On site parking
- Dedicated broadband supply

Accommodation

Suites available from 2,500 sq ft (232 sq m) to 20,000 sq ft (1,858 sq m).



Typical example of tenant fitout



VAT

VAT is applicable to the rent and price.

Term

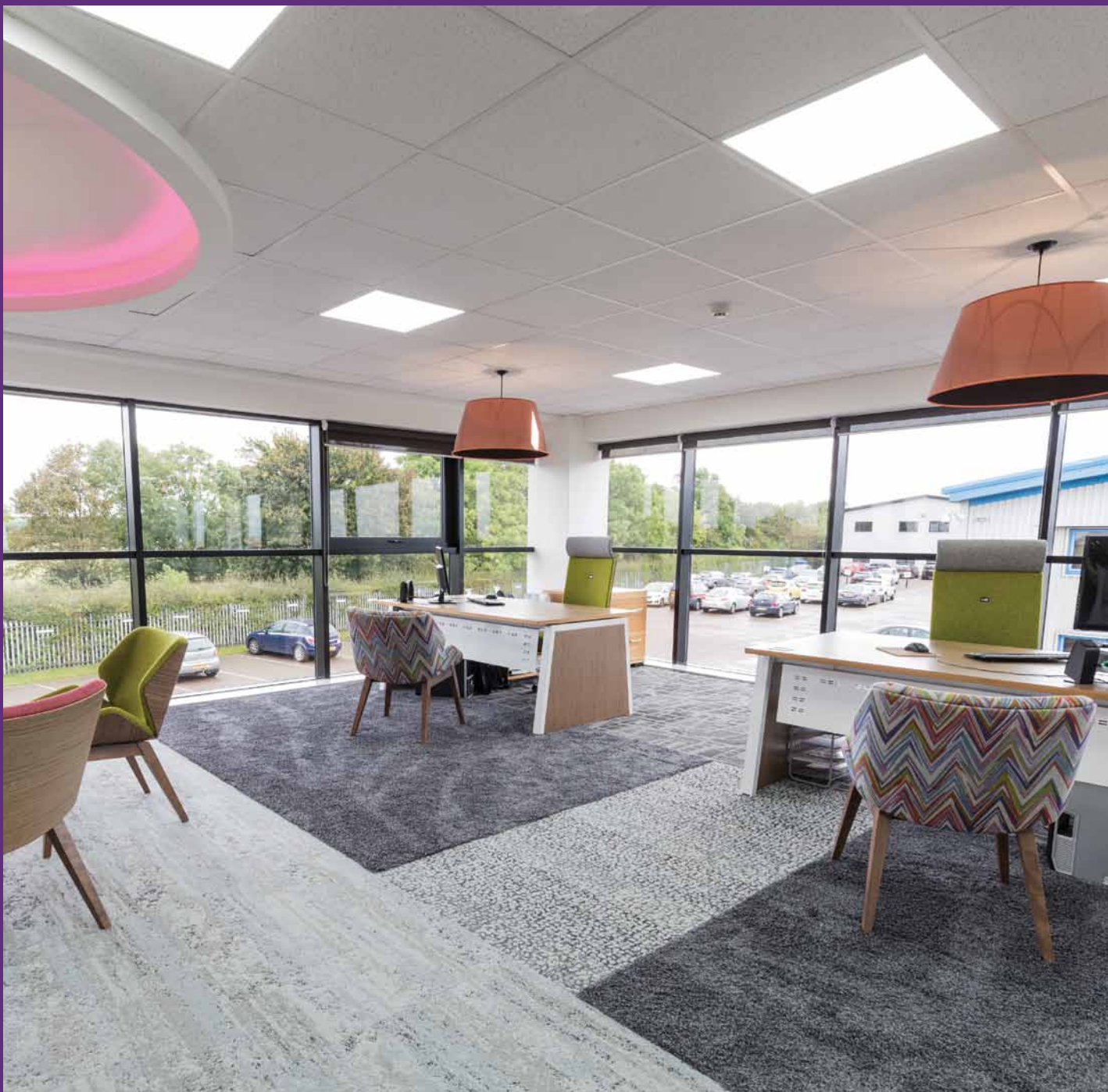
Rent on application.

Parties interested in discussing a purchase of all or part of the properties should contact the marketing agents for further information.

Service Charge

Any items of common expenditure for the upkeep and maintenance of the development will be recovered by way of a service charge.

For further details please contact the marketing agent.



Typical example of tenant fitout

Testimonials

"After 25 years in the same town centre office we made the strategic decision to move our Grantham office into modern office space.



We chose Long Bennington Business Park for several reasons; Ease of access for our clients and staff, an excellent car parking ratio and number of visitor spaces as well as the visibility afforded by being so close to the A1 with thousands of vehicles passing each day.

We haven't been disappointed. Clients and staff love it and it has opened up a much wider prospective client catchment area for us with the easy accessibility"

"The move from serviced offices in Newark to the Long Bennington Business Park has been a very positive experience for our business. As a micro business working in a professional, technical field of expertise, it was imperative that we moved to a location that represented our company values, and signposted and facilitated our vision for growth and development.

The business park has a great balance of companies that sets the tone for hosting prospective clients and our visitors are very complimentary about our choice of location. More importantly it suits our business needs: the site is secure; it offers great telecommunications connectivity; it has excellent local amenities in the form of shops, cafes and restaurants to support our business and hosting requirements, and importantly; it has good transport links with arterial access

to the A1, A17 and A46, and quick access to Grantham and Newark railway stations with a just over one-hour rail journey to London – pivotal to our national and international business streams.



From the outset, the team from Harlaxton have been friendly, supportive and responsive to our needs. They helped our company to design, build, service and maintain a modern, scalable and productive working environment for our current team which supports our growth plans for the future.

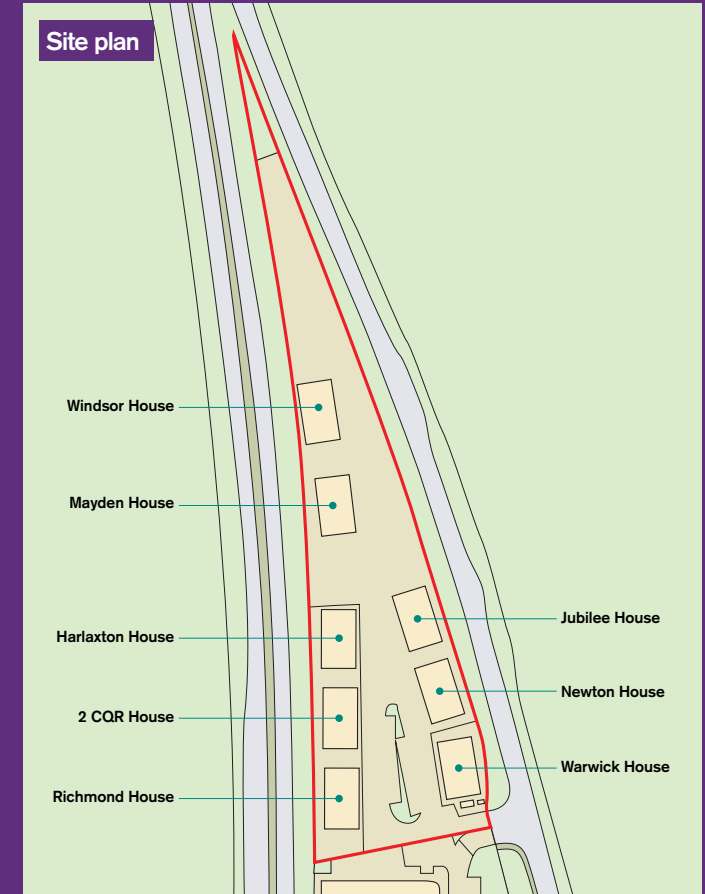
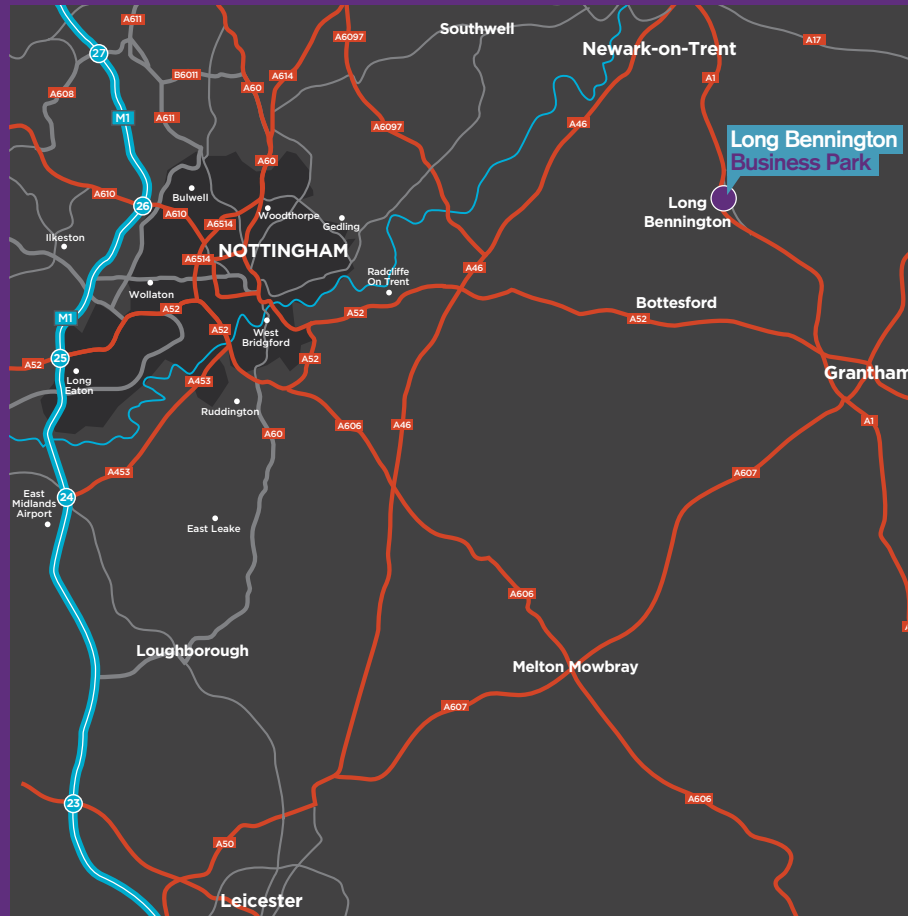
EWS would highly recommend the Long Bennington Business Park and Harlaxton Estates to anybody wishing to expand or relocate their business."

Harlaxton Estates offices are a very friendly and efficient environment to work in. The assistance our team has received has been exemplary from day one and I would highly recommend any business looking for offices in a great location with great supporting staff to consider Harlaxton.



Long Bennington Business Park

Sat Nav: NG23 5JR



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savills.com



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For further information and arrangements to inspect the property, please contact the Sole Agent Savills.

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More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

48 This is how energy efficient the building is

Net zero CO₂ emissions

Important information

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2. Any areas, measurement or distances are approximate. The text, images and plans are for guidance purposes only and are not necessarily comprehensive. It should be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. October 2016.