



Former Egg Packing Station, Oakham Farm, Walesby, Newark Notts, NG22 9PE

£64,000 Per annum

Modern industrial unit with three self levelling docks, a further self levelling dock to the north elevation and with a roller shutter door to the rear elevation.

2979 sq.ms (32066 sq.ft.)

Excellent circulation and parking.

Ideal for a wide variety of industrial or warehousing purposes subject to planning.

Excellent access to the A1 which is approx 4 miles to the north.

LOCATION

The subject premises form part of Oakham Farm which comprised an egg packing station and numerous poultry sheds located off Forest Lane which is to the west of Retford Road the B6387 which leads from Ollerton/Boughton in the south to Elkesley Gamston and the A1 to the north.

The village of Walesby is a small village with a population of approx 1250 and provides a village shop, two public houses, primary school and regular bus services to Ollerton which is 3 miles to the south and to the large market town of Retford to the north. The large town of Newark is approx 16 miles to the south east and the large town of Mansfield is approx 13 miles south west.

The village has excellent road access to the A1 at Elkesley to the north and the A614 Nottingham to Riglington road is approx. 1 ½ mile to the west.

DESCRIPTION

The premises comprise purpose built packing station and processing plant with offices, canteen, staff changing areas, WCs, and are ideal for a wide variety of industrial or storage purposes. The unit is constructed of brick under profile sheeting and the majority of the walls are lined with melamine or similar. The premises have the advantage of three self levelling docks to the east elevation, together with a conveyor hatch and an additional self levelling dock to the right hand elevation and roller shutter to the rear elevation.

The premises have a large tarmac and concrete apron for deliveries and car parking space to the rear.

We are led to believe that the premises have a planning use of sui generis

ACCOMMODATION

Main Warehouse 110'5" x 237'5" (33.66m x 72.37m)

With three self levelling doors, conveyor access, minimum headroom of 2.62ms, melamine lined walls,

Three phase electricity supply.



TOILET BLOCK

With Ladies and Gents WCs

PARTITIONED OFFICES

WASH ROOM

With tiled walls

FURTHER LOADING BAY

With self levelling dock

WASH AREA 30'7" X 17'2" (9.32M X 5.24M)

With stainless steel sink unit, tiled walls

CANTEEN 20'4" X 15'6" (6.19M X 4.73M)

STAFF ENTRANCE

With storage area

WORKSHOP

PARTITIONED OFFICE WITHIN THE MAIN WORKSHOP 11'9" X 11'9" (3.59M X 3.58M)**OFFICE 1 8'11" X 13'5" (2.72M X 4.10M)****OFFICE 2 8'10" X 13'4" (2.69M X 4.06M)****OUTSIDE**

There is a large parking/delivery area to the east of the property and a road to the rear also providing access which leads on to Forest Lane.

There is parking adjacent to the loading area as well as to the rear and to the sides of the property.

**SUMMARY OF FLOOR AREA**

We calculate the total floor area to be 2979 sq.ms (32,066 sq.ft.)

RATING

The premises are currently not assessed for rating purposes but will be assessed by the Valuation Officer once occupied.

SERVICES

Mains water, electricity and drainage are connected to the premises. Drainage is to a septic tank.

RENTAL

£64,000 per annum on a full repairing & insuring lease.

We understand that the tenant will not be responsible for putting the property into any better repair at the end of the lease than it was at the commencement.

LEASE TERM

Length of lease to be negotiated.

COSTS

Each side are to be responsible for their own legal costs.

VIEWING

By appointment with the Agents.

FLOOR PLANS**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

Non-Domestic Building



UNIT 5 DISTRIBUTION
Oakham Farm
Forest Lane
Walesby
NEWARK
NG22 9PF

Certificate Reference Number:
9870-3044-0367-0302-6721

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

..... Net zero CO₂ emissions**A** 0-25**B** 26-50**C** 51-75**D** 76-100**E** 101-125**F** 126-150**G** Over 150

Less energy efficient

This is how energy efficient
the building is.

Technical Information

Main heating fuel: Oil
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 2979
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 94.93

Benchmarks

Buildings similar to this
one could have ratings as
follows:

28

If newly built

81If typical of the
existing stock**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.