



Fernwood Business Park

104.5 Acre site

- Phase 1: 38 Acres for Design & Build
- Existing B1 consent
- A1 frontage / fully serviced
- New business park roads already constructed
- Freehold & Leasehold packages available
- Suitable for a variety of complimentary alternative uses

Sole agents:



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A development by:

Strawsons
Property

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Fernwood Business Park

Introduction

Fernwood Business Park is strategically located adjacent to the A1 and its junction with the B6326 approximately two miles south of Newark town centre.

The site has a main road frontage and is opposite a new housing development. Suitable for a variety of potential complimentary uses, such as a hotel, public house, etc. (subject to planning).

The historic town of Newark is an important commercial centre in the East Midlands, some 130 miles north of London and within half an hour's drive of both Lincoln and Nottingham.

Newark, with a population of 35,000, is also a lively market town and has a wide range of shopping and recreational facilities. Sherwood Forest and Center Parcs are within easy reach.



Transport Links

The A1 provides a strong north-south link to London, with the M25 being approximately 100 miles south.

The A1 also provides an important link to the M18/M180 and northern motorway network.

The A46 trunk road by-passes the town and provides good links to Lincoln (16 miles), Nottingham (19 miles), Leicester (35 miles) and Humber ports (50 miles).

The A17 trunk road provides a further important link to Boston, King's Lynn and eastern ports.

Newark's mainline station provides a fast and frequent service direct to London's Kings Cross with a quickest journey time of just 77 minutes. East Midlands Airport is within 20 minutes of the town.

Planning

Phase 1 of the development is for 38 acres with B1 consent for light industry, research or office accommodation. Based on two storey buildings throughout the site with landscaping. The site offers a wide range of opportunities for potential occupiers.

General Disclaimer:

This brochure is set out as a general outline for guidance and does not constitute part of an offer or contract. No responsibility is accepted for descriptions, dimensions, references to condition and necessary permissions for occupation and use given in this brochure. Any intending purchaser should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to their correctness.

Services

Fully serviced plots are available. Purchasers should make their own enquiries regarding the cost of connection.

Design & Build

All types of buildings (e.g. offices) can be constructed to an occupier's requirements. Leasehold terms available with rental dependant on specification.

Land For Sale

Opportunities to acquire individual plots are available on a freehold basis.

Price

On application.

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Illustrative Master Plan



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