

HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT

TO LET.

UNIT 2 SWANTON CLOSE • RETFORD •
NOTTINGHAMSHIRE • DN22 7AR



- High Quality Industrial / Warehouse Unit
- 663 Sq M (7,142 Sq Ft)
- Eaves Between 5.68m And 7.54m

- Two Story Office Space
- Ample Parking & Yard
- Suit Industrial / Storage / Trade Uses



FLINT
REAL ESTATE



DESCRIPTION

Modern industrial unit with a good sized yard and parking area. The unit provides open plan workshop / storage area with quality offices over ground and first floor

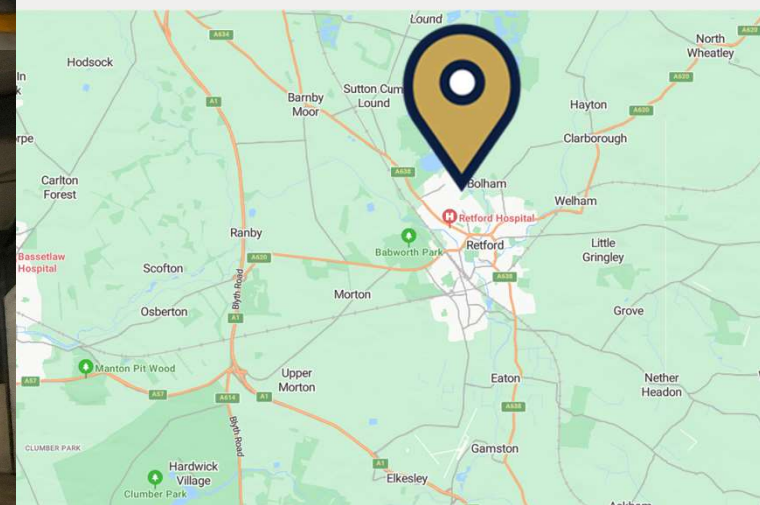
- 663 Sq M (7,142 Sq Ft) GIA
- Open plan unit/workshop
- Electric roller shutter door
- Ground and first floor offices with W/C and kitchenette facilities
- 3 phase electric supply
- Min eaves height of 5.68m
- Max eaves height of 7.54m
- Good sized tarmac yard
- Popular location – established for industrial and trade uses – near to MKM, Screwfix & Howdens Joinery
- 24-hour access



LOCATION

The unit is located in a prominent position fronting Retford's premier business location Trinity Park. Surrounding occupiers include Fairfield Control Systems, Trelleborg, RCS, MKM Builders Merchants, on the nearby Hallcroft Industrial Estate is Screwfix, Howdens Joinery.

The A1 trunk road and motorway networks are close by. Retford sits in the county of Nottinghamshire and is located 3 miles east of the A1, providing excellent road connections to the regions motorway network, and making the nearby towns of Worksop, Mansfield and Doncaster City in easy reach.



SAT NAV: DN22 7AR



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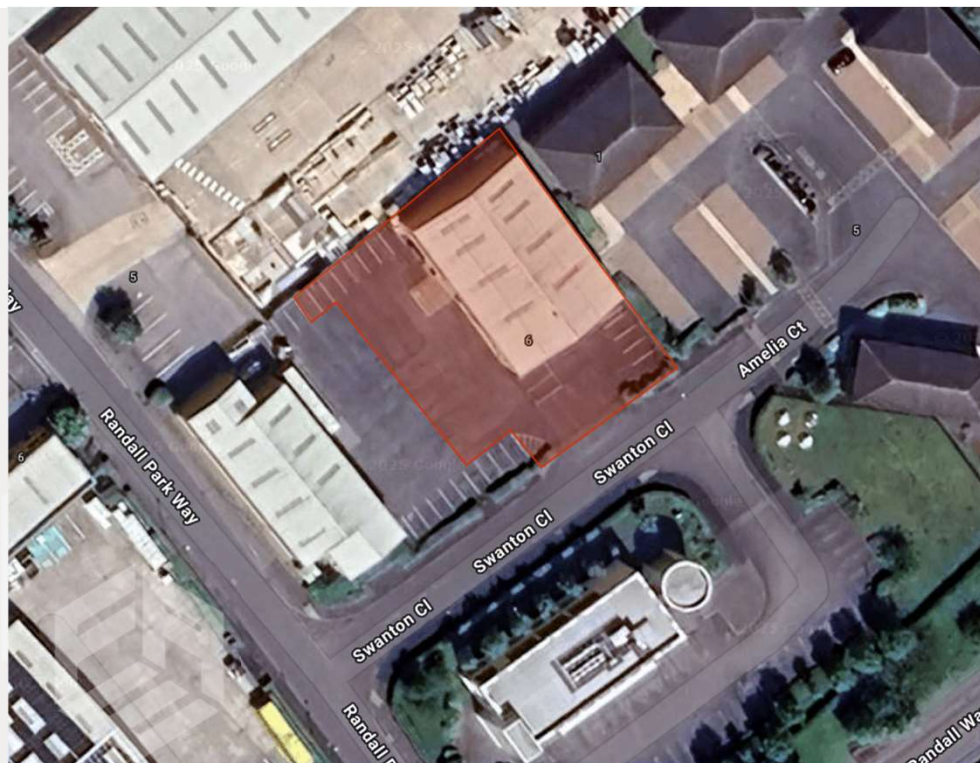
UNIT 2 SWANTON CLOSE
RANDALL PARK WAY • RETFORD •
NOTTINGHAMSHIRE •
DN22 7AR



ACCOMMODATION

The site has been measured to provide the Gross Internal Area

	Sq M	GIA Sq Ft
Unit / Workshop	420.28	4,523
Offices	243.32	2,619
Total:	663.60	7,142



ASKING RENT

Asking rent: £53,500 per annum exclusive.

Please contact the agents for more information.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

BUSINESS RATES

Ratable Value: £33,000

This is the rateable value for the property. It is not what its payable in business rates or rent.

SERVICES

Mains services including 3-phase power supply are connected.

VAT

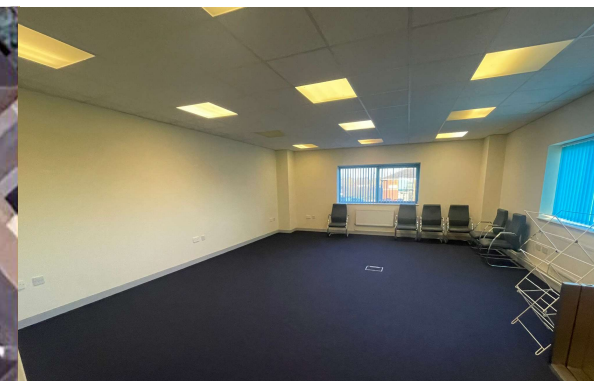
Rent quoted is exclusive but may be subject to VAT.

EPC

Rating: C (72)

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.



VIEWINGS

By appointment with the Sole Agents below:

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