

INDUSTRIAL / TRADE UNIT WITH YARD

TO LET.

• UNIT 1 CORPORATE HOUSE •
HALLCROFT IND ESTATE • RETFORD • DN22 7PX



- Well Located Industrial / Trade Unit
- Suit Various Uses
- Warehouse with useful FF Offices
- 7,780 Sq Ft (722.79 Sq M)
- Front & Rear Loading Doors
- Close to A1 (M)



DESCRIPTION

Good quality industrial unit with front and rear yard / loading areas

- Total area: 7,780 sq ft GIA
- Open plan warehouse space with ground and first floor offices of 846 Sq Ft
- Fenced and secure site
- 0.4 acre site
- Suit various industrial / trade / warehouse uses
- W/C and kitchenette facilities
- 3 phase electric supply
- Loading doors to the front and rear
- Yards / parking areas to front and rear
- Gated and fenced yards
- Min eaves height 5m
- 3 phase power supply



LOCATION

The unit is located in a prominent position fronting Aurillac Way on the popular Hallcroft Industrial Estate. Near to a range of local and national occupiers such as Screwfix, Howdens Joinery & MKM Building Supplies.

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 7PX

/// SLICE.ESSAY.DENTED



ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse & GF Offices	644.19	6,934
First Floor Offices	78.60	8,46
Total	722.79	7,780

ASKING RENT

£52,000 per annum exclusive

LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

The Rateable Value is £27,000. Please note this is not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk

SERVICES

Mains services including 3-phase electric are connected to the property.

EPC

Rating: C valid until 2030

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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



FLINT
REAL ESTATE

Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared Jan 2026