



First Floor, Unit 2 Amelia Court Business  
Park, Swanton Close, Nottinghamshire,  
DN22 7HJ





# FOR SALE /TO LET-First Floor, Unit 2 Amelia Court Business Park, Swanton Close, Nottinghamshire, DN22 7HJ



**First Floor, Unit 2 Amelia Court Business Park, Retford, DN22 7HJ**



**High specification office accommodation located on the Amelia Court Business Park in Retford.**

- Offered on a stepped rent
- Established business location
- Potential for 100% Rates Relief
- Raised access floors
- Lift access to first floor
- Allocated car parking
- Fire and security alarms
- May be available for sale



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## Approximate Travel Distances



### Locations

- 2 Miles North of Retford Town centre
- 6 Miles to A1, Blyth

### Sat Nav Post Code

- DN22 7HJ



### Nearest Stations

- Retford Train Station



### Nearest Airports

- Doncaster Robin Hood

## Location

Amelia Court forms part of the larger Randall Way Business Park which is located some 2 miles north of Retford and accessed off the A638 Great North Road. Randall Way has become increasingly popular with several newly completed buildings now being occupied. In addition to Randall Way Business Park, the development is adjacent to Trinity Park which is set to become Retford's premier business location.

## Description

The office is located on the first floor and accessed via a light and airy reception, off which is the WC accommodation including a lift and stairs to the first floor area and is fully DDA compliant as well as excellent car parking ratios.

## Accommodation

Floor	Description	Sq M	Sq Ft
First	Office	81.94	882

## Asking Rent

The property is offered to let on a stepped rent incentive basis from: £ 8,000 per annum year 1, £8,500 per annum year 2 and £9,000 per annum year 3 on FRI terms. Longer lease term is available.

## Investment Sale

The property may also be available for sale as an income generating investment. This presents the opportunity to receive an income from the ground floor tenant. Please contact the agent for further information

## Business Rates

The business rates are yet to be split, however we believe qualifying occupiers may benefit from 100% Small Business Rates Relief .

For more information on this, please contact Bassetlaw District Council on 01909 533533.

## Services

We understand that mains water, drainage, electricity and telephone lines are connected to the property. We must stress that none of these services have been checked or tested.

## Legal Costs

A contribution will be payable towards the Landlord's legal costs.

## EPC

Energy Performance Rating B (44).

## VAT

VAT is payable.

## Viewings

Strictly by prior arrangement with the agent.



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