

# TO LET



## Inclusive offices rents available

West Wing, Rossington Business Park, West Carr Road, Retford, DN22 7SW

- Recently refurbished offices
- Vibrant business park location
- Ample car parking
- Secure site with CCTV and electronic gates
- NIA: 112.40m<sup>2</sup> (1,210ft<sup>2</sup>)
- Additional 1,727ft<sup>2</sup> of offices available
- Inclusive rents
- Rent on application



# West Wing, Rossington Business Park, West Carr Road, Retford

## Location

The offices are located on the first floor of the well established Rossington Business Park, in the West Carr Road area of Retford, which is a well established business/commercial area of the town of Retford.

The town is a central point for many of the smaller towns and villages and as such the town has attracted and maintained a good number of national occupiers and retailers. Retford is well placed for taking advantage of the surrounding centres of Sheffield, Doncaster, Lincoln, Worksop and Nottingham. The A1 trunk road and motorway networks are close by and the town benefits from the mainline railway station, which has an excellent rail service to London Kings Cross [1 hour and 40 minutes]. The town has a population of around 21,000 persons with a catchment population of approximately 45,000.

## Description

This property comprises a recently refurbished self contained first floor office suite, purely accessed via a personalised coded door entry system, and benefits from a reception area, a lift access and some presentable male and female WC's, as well as free use of a meeting/board room.

The property benefits from a newly completed refurbishment, which includes new UPVC windows and panelling, new roof, new toilets and a complete redecoration of the reception areas and the board room. There is also a range of office furniture available by way of separate negotiation. An attraction of these office suites is the ample amount of parking on offer, and also visitor parking which is secured by a CCTV (number plate recognition) and also electronic gates. A conversation can be had with the agent as to the level of parking that you require.

Further suites are available, please contact the agent for further information.

## Accommodation

West Wing 112.4m<sup>2</sup> (1,210ft<sup>2</sup>)

Please note further accommodation is available by the North Wing, which extends to 160.46m<sup>2</sup> (1,727ft<sup>2</sup>).

Providing a total of up to 272.86m<sup>2</sup> (2,937ft<sup>2</sup>).

All measurements are approximate.

## Terms

The property is offered to let on an internal repairing and insuring basis with a minimum term of two years being envisaged.

The rent is on an inclusive basis, which is to include: rent, insurance and utility costs.

Please contact the agent for further information on the asking rents.

## VAT

No VAT is payable.

## Business Rates

The suite is yet to be separately assessed. For more information on this, please contact Bassetlaw District Council on 01909 533533. Qualifying occupiers may benefit from Small Business Rates Relief, however for further information please contact the local authority.

## Legal Costs

Each side to pay their own legal costs.

## Viewing

Strictly by prior arrangement with the Sole Agents.



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