



Unit 1 Amelia Court Business Park,  
Swanton Close, Retford, DN22 7HJ  
Asking Rent Year 1 : £12,000 Asking Price: £225,000

- High specification office accommodation
- Offered on a stepped rent deal
- Established business location
- Raised access floors
- Lift access to first floor
- Allocated car parking
- Fire and Security alarms
- Net Internal Area 142.9 m<sup>2</sup> [1,538 Sq Ft]

#### Approximate distances:

- Retford Town Centre 2 miles
- A1 Apleyhead 2 miles
- Doncaster 21 miles
- M1 (Junction 32) 24 miles
- Sheffield 28 miles

#### Viewings and further information:



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## Description

Amelia Court is a prestigious and well established office development offering a unique mix of flexible buildings offering high specification offices in a purpose built campus style development. Each building is fully DDA compliant with lift access and disabled WC facilities as well as excellent car parking ratios.

Amelia Court offers the chance to move your business into a bespoke high quality office development with the added advantage of being able to purchase the units freehold to provide maximum return via a pension fund or commercial buy-to-let to offer maximum flexibility for you and your business.

The property incorporates versatile accommodation with the ability to split each floor. The office is accessed via a light and airy reception off which is the WC accommodation including a WC suitable for disabled access, lift and stairs to the first floor along with useful store area.

The property/site benefits from:

- CCTV
- Fully DDA compliant
- Raised Floors
- Intruder and Fire Alarm with emergency lighting.
- LG3 lighting
- Excellent car parking ratio 1:193 sq ft
- DDA lift access
- Fully carpeted
- High specification
- Intercom / fob door access
- Gas central heating.

## 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.

## EPC

The property has an EPC rating of D (78). For a copy of the EPC please contact Fisher German.

## Services

We are advised that all mains services are connected to the unit including water, gas, electricity and telephone connections. We must stress that none of these services have been checked or tested by Fisher German.

## VAT

All prices quoted of exclusive of but will be subject to VAT.



## Accommodation

Ground Floor 9.08 m x 6.8 m (max)  
Having intercom connected to the entrance door and kitchenette.

First Floor 11.54 m x 9.08 m (max)  
With full height glazing in part with an 'L' shaped layout, intercom system to the front door

**Net Internal Area approximately 142.9 m<sup>2</sup> (1,538 ft<sup>2</sup>)**

## Business rates

We are advised that the property has a rating list entry of £14,750. Please note this is not the rates payable. For details of the rates payable please contact the local rating authority being Bassetlaw District Council on 01909 533533.

## Terms

The property is offered to let on a stepped rent basis at £12,000 in year 1, £15,000 in year 2 with the third year reverting to the full rent of £18,000 per annum. This is on the basis of a new 3 year lease without break options. The lease will be on FRI terms.

The property may also be suitable to split enabling a tenant to take occupation of the ground or first floor separately.

Alternatively the property is also available for sale with vacant possession with an asking price of £235,000.

Please note that there is a service charge to cover the cost of maintaining and managing the communal areas of Amelia Court and Estate CCTV.

## The way forward

If you are interested in leasing this property, to arrange a viewing or to obtain any further information please contact either of the Surveyors as detailed on the front of these particulars, who will be more than happy to help.