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The Core, East Drayton, Retford, DN22 0LG

Rents from £18 per sq ft fully inclusive (other than business rates)

Self-contained office within “The Centre of Renewable Energy” building.

- BREEAM “Very Good” rated building for energy efficiency
- Located close to the A57 and within 4 miles of the A1 Markham Moor junction
- Fully fitted offices including air conditioning
- EPC band A (highest energy efficiency band)

438 sq ft to 785 sq ft

Location

The Core is located to the edge of the village of East Drayton just off the A57 and within approx. 4 miles of the A1 Markham Moor junction. Retford is approx. 8 miles and Lincoln approx. 15 miles.

Description

The Core was completed in 2008 and provides a range of office suites with communal facilities – WCs, Kitchens and showers.

The building incorporates a number of energy efficiency systems – biomass heating, solar heating, ground source and air source heat pumps, PV solar electricity, rainwater harvesting and wind turbine electricity.

The building provides two storey offices, subdivided into a number of suites, off a central reception area on the ground floor.

Accommodation

Please check with the agents the current availability.
Units available as at November 2024:

Offices 1,2&3 785 sq ft
Training Room 438 sq ft
Eskdake Room 631 sq ft

Areas are approx. net internals.

Business Rates

Suites are assessed individually for business rates purposes. Qualifying small businesses will receive small business rates relief. Please check with the agents for details.

Tenure

Suites are to let on new leases on terms to be agreed and on the following all-inclusive rents (including heating, electricity, air conditioning, maintenance and water/drainage).

The rent is calculated at £18 per sq ft + VAT.

VAT

VAT is charged on the rents.

Legal Costs

Each party to pay their own costs.

EPC Rating

The building has an EPC under band A

Viewing & Further Information

Brown & Co

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RETFORD

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March 2026



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