

TO LET

Modern Ground Floor Offices
Secure Parking
159.79 Sq M (1,720 Sq Ft)



Ground Floor Office
32 West Street, Retford, DN22 6ES



TO LET- GROUND FLOOR OFFICE AT 32 WEST STREET, RETFORD



32 West Street, Retford, Nottinghamshire,
DN22 6ES



Modern ground floor offices building located on the edge of Retford town centre with a designated secure gated parking to the rear.

- 1,720 Sq Ft NIA
- Modern offices that have undergone a scheme of refurbishment
- Light, open plan space with glazed meeting room partitioning
- Modern reception area
- Close to the town centre and local amenities
- Suit medical and professional services uses
- Available immediately
- Rent on application - please ask the agent



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MODERN TOWN CENTRE OFFICES WITH SECURE GATED PARKING

Location

The property is situated on West Street which is accessed directly from Wharf Road one of the main roads leading to the London Road junction which permits access around the outskirts of the town centre of Retford.

Retford itself is a North Nottinghamshire market town which still retains its markets on Thursday, Friday and Saturdays with a monthly farmers market. 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 in 1 hour and 40 minutes.

Description

The property comprises a modern ground floor office suite with secure parking to the rear. The premises is currently under a scheme of redecoration so any ingoing tenant will be occupying a well decorated and low maintenance premises.

Internally it provides a L shaped open plan office space with attractive glazed partitioned office space suitable for meeting rooms and managers offices. There are WC and kitchenette facilities.

The space is bright and modern and would also suit medical or professional service businesses.

There is a large secure parking area to the rear with designated parking spaces and electronic gated access.

Accommodation (NIA)

Description	Sq M	Sq Ft
Offices	159.79	1,720

Guide Rental/Price

Price on application - please contact the agent.

Terms to be agreed however a minimum term of 5 years is envisaged.,

Business Rates

Rateable Value £17,325
Rates Payable £6,506.58

Services

Mains water, drainage, gas central heating and electricity are connected to the property.

Service Charge

A contribution will be payable towards the communal estate costs

EPC

Energy Performance Rating C (53).

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



GROUND FLOOR OFFICE, 32 WEST STREET, RETFORD, DN22 6ES



Approximate Travel Distances



Locations

- Retford Town Centre (0.1 miles)
- Worksop (9 miles)
- A1 (3 miles)

Sat Nav Post Code

- DN22 6ES (14 miles)



Nearest station

- Retford Station (1 mile)



Nearest Airports

- Doncaster Sheffield



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