



Unit 8 Aurillac Way, Hallcroft Industrial Estate
Retford, Nottinghamshire, DN22 7PX



TO LET - Unit 8 Aurillac Way, Hallcroft Industrial Estate, Retford, Nottinghamshire, DN22 7PX



Unit 8 Aurillac Way



A mid terraced industrial unit situated on the established Hallcroft Industrial Estate

- Mid terrace industrial unit
- Established industrial estate
- Prominently positioned
- Allocated car parking
- Roller shutter door access
- GIA 54.75 sqm (589 sqft)
- Asking rent £5,000 per annum /£100 per week
- Potential for 100% Small Business Rates Relief



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Location

The property is located on the entrance of the popular Hallcroft Industrial Estate and accessed via a share gated yard. The estate is well served by national and local operators with Travis Perkins, CEF and the Royal Mail being located towards the front of the estate. Local facilities include a well frequented cafe and a number of trade counter operators. Hallcroft Industrial Estate is 2 miles from the centre of Retford. East Retford is located in the district of Bassetlaw and county of Nottinghamshire. Road communications are good being located on the A638 and 13 miles from junction 30 of the M1.

Description

The property forms an inner terraced industrial unit located to the front of this popular industrial estate. The building is configured with windows and WC to the front elevation with a separately accessed roller shutter to the rear. The property is secured within a shared and gated compound. In our opinion the building would suit the use of some form of wholesalers or trade counter (subject to necessary planning permission) but may equally suit B1, B2 and B8 type uses (subject to change of use being acquired).

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Industrial	55.91	602

Guide Rental

£5,000 per annum exclusive

Tenure

The property is available to let by way of new lease which will be on full repairing and insuring terms to be agreed. However, a minimum of three years is envisaged.

Business Rates

Rateable Value £2,375

Qualifying occupiers may qualify for 100% Small Business Rates Relief.

Services

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

EPC

Energy Performance Rating F (148)

VAT

VAT is payable.

Viewings

Strictly by prior arrangement with the agent.



Approximate Travel Distances



Locations

- Worksop (12 Miles)
- Mansfield (22 Miles)

Sat Nav Post Code

- DN22 7PX



Nearest Stations

- Retford Train Station



Nearest Airports

- Doncaster Sheffield Airport



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