

INDUSTRIAL SITE: 46,647 SQ FT
ON 4.78 ACRES

ACCESS ROAD • RANSKILL • RETFORD •
NOTTINGHAMSHIRE • DN22 8LW



TO LET/ FOR SALE



- 4.78 Acre Site
- 46,647 Sq Ft of Warehouse / Industrial Units
- Large Surfaced Yard Areas
- Available as a Whole
- Easy Access to the A1 (M)
- Licensed Salvage And Breakers Yard



DESCRIPTION

Industrial site extending to 4.78 acres, comprising of various buildings up to 46,647 Sq Ft

- Licence salvage and breakers yard
- Whole site extends to 4.78 acres with low 22% site coverage.
- Large areas of open storage / yards
- Available as a whole.
- Large warehouse of 41,230 Sq Ft
- Three separate workshops of 3,950 sq ft.
- Office / welfare block of 1,467 sq ft
- Eaves height up to 10.14m
- 3 phase electric supply
- Designated parking areas
- Fenced and secure industrial compound
- Established industrial estate
- 24-hour access
- Easy access to the A1(M)



LOCATION

The property is located on Ranskill Industrial Area in Retford Nottinghamshire, to the east of the village of Ranskill, which is well connected to the surrounding areas through a robust local road network. The property is located just off the A638, a major road that links Retford with the City of Doncaster

The location provides easy access to the A1 (M) which is located approximately 5 mins drive away, connecting the site to the wider motorway network, with Bawtry, Retford, Worksop and Doncaster within easy reach.



SAT NAV: DN22 8LW

/// SECRETS.ENTRUSTED.SERVERS



ACCOMMODATION

	Sq M	GIA Sq Ft
Main Warehouse	3,830	41,230
Office Block	136.30	1,467
3 Workshops	367	3,950
TOTAL	4,333.3	46,647

Site Area: 4.78 acres

ASKING RENT/PRICE

Rent on application. Please contact the agents for more information.

Asking Price: £2,250,000

LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

Interested parties are encouraged to make their own enquiries with the local authority.



SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

Please contact the agent for further information.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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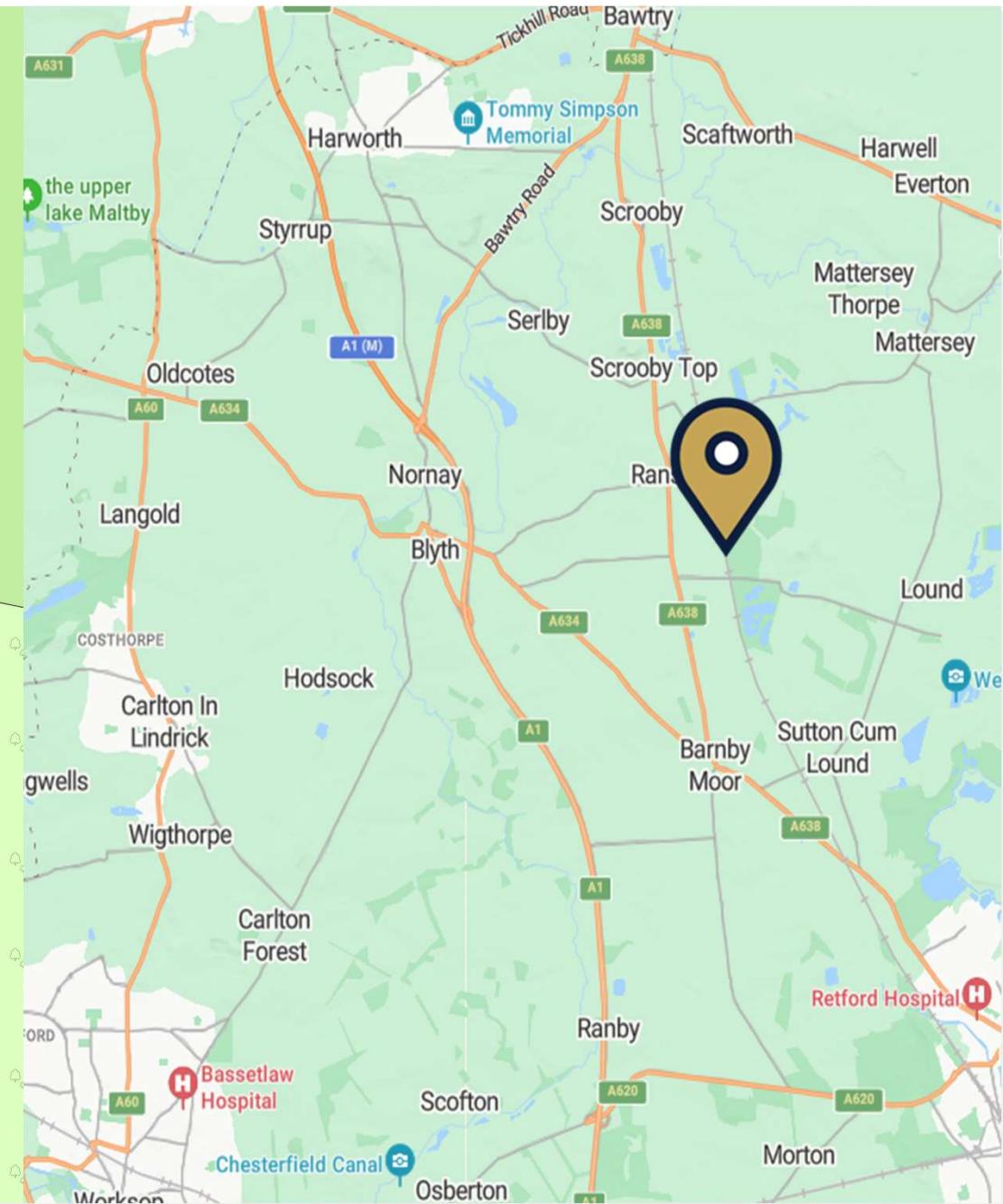
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