

INDUSTRIAL / TRADE UNIT WITH YARD

TO LET.

• UNIT 1 CORPORATE HOUSE •
HALLCROFT IND ESTATE • RETFORD • DN22 7PX



- Well Located Industrial / Trade Unit
- Suit Various Uses
- Warehouse with useful FF Offices

- 7,780 Sq Ft (722.79 Sq M)
- Front & Rear Loading Doors
- Close to A1 (M)



FLINT
REAL ESTATE



DESCRIPTION

Good quality industrial unit with front and rear yard / loading areas

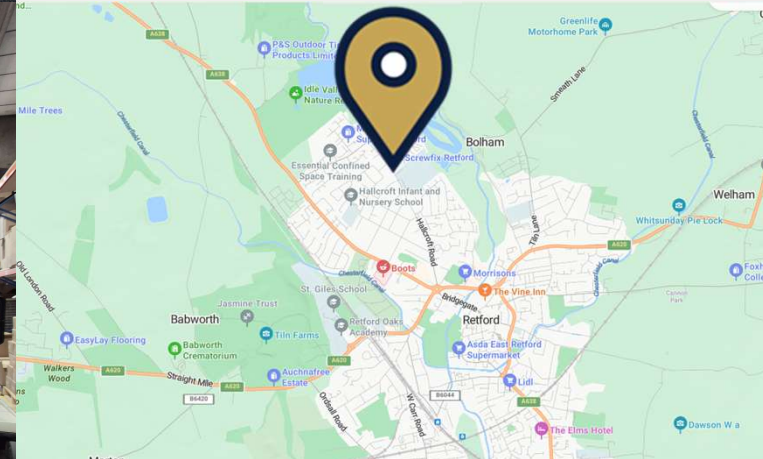
- Total area: 7,780 sq ft GIA
- Open plan warehouse space with ground and first floor offices of 846 Sq Ft
- Fenced and secure site
- 0.4 acre site
- Suit various industrial / trade / warehouse uses
- W/C and kitchenette facilities
- 3 phase electric supply
- Loading doors to the front and rear
- Yards / parking areas to front and rear
- Gated and fenced yards
- Min eaves height 5m
- 3 phase power supply



LOCATION

The unit is located in a prominent position fronting Aurillac Way on the popular Hallcroft Industrial Estate. Near to a range of local and national occupiers such as Screwfix, Howdens Joinery & MKM Building Supplies.

The A1 trunk road and motorway networks are close by. Retford sits in the county of Nottinghamshire and is located 3 miles east of the A1, providing excellent road connections to the regions motorway network, and making the nearby towns of Worksop, Mansfield and Doncaster City in easy reach



SAT NAV: DN22 7PX



SLICE.ESSAY.DENTED



ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse & GF Offices	644.19	6,934
First Floor Offices	78.60	8,46
Total	722.79	7,780

ASKING RENT

£52,000 per annum exclusive

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

The Rateable Value is £27,000. Please note this is not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains services including 3-phase electric are connected to the property.

EPC

Rating: C valid until 2030

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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