BRAND NEW INDUSTRIAL / WAREHOUSE UNIT

TO LET.

UNIT AT ACCESS ROAD •
RANKSKILL • RETFORD •
DN22 8LW •



- Brand New Industrial / Warehouse Unit
- 252.81 Sq M (2,721 Sq Ft)
- Eaves 2.63m to 5.46m
- Suit Various Industrial Uses
- Well Established Industrial Location
- Good Road Links

FLINT
REAL ESTATE

DESCRIPTION

Brand new industrial warehouse unit with open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking and a shutter door.

- Open plan space
- Office block in situ
- W/C
- 3 phase electric supply
- Min eaves height of 2.63m
- Max eaves height of 5.46m
- Manual sliding shutter door measuring 5.63m wide by 4.75m high
- Designated parking areas
- Within a fenced and secure industrial compound
- Established industrial estate
- 24-hour access

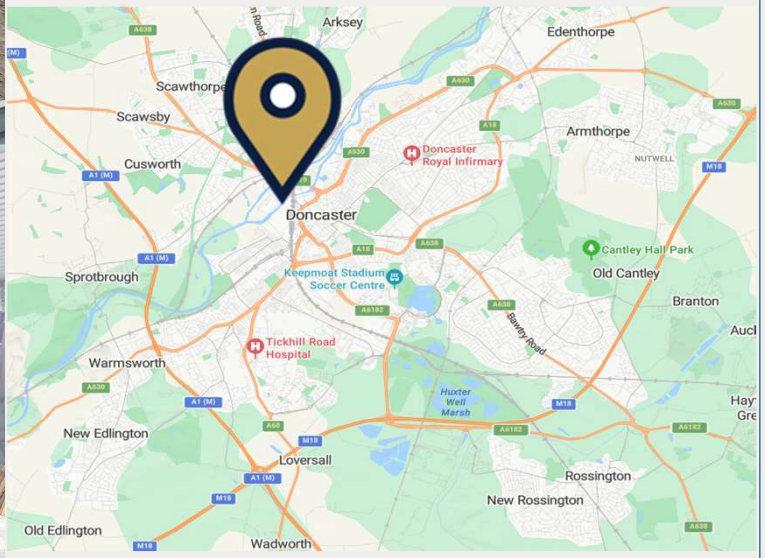




LOCATION

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**

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ACCOMMODATION

The building extends to a Gross Internal Area of 252.81 Sq M (2,721 Sq Ft)

Unit	Sq M	GIA Sq Ft
Warehouse	224.70	2,419
Office	28.10	302
TOTAL	252.80	2,721

ASKING RENT

Quoting rent: £24,000 per annum exclusive.

Please contact the agents for more information.

LEASE TERMS

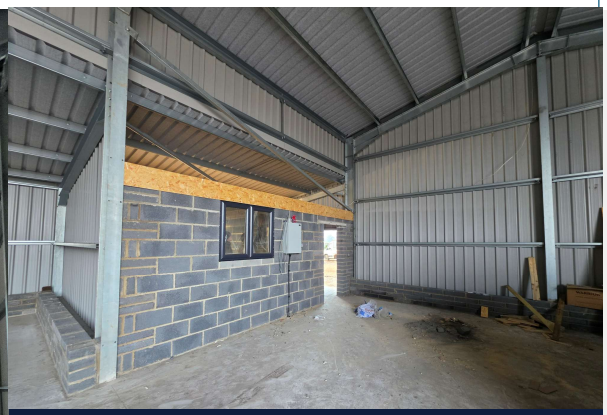
The property is available to lease on FRI terms to be agreed.

BUSINESS RATES

The premises are yet to be rated.

Interested parties are encouraged to make their own enquiries with the VOA





SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: TBC

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.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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