



Unit A2 Centric Ollerton, NG22 9FS

Modern industrial/warehouse unit

233.09 sq m (2,509 sq ft)

£26,250 pax TO LET

Brown & Co
Retford
01777 709112
retford@brown-co.com



Property and Business Consultants

LOCATION

Centric is located on the Sherwood Energy Village in Ollerton. Access is from Latimer Way.

Sherwood Energy Village comprises a 91 acre former colliery site, which has been redeveloped into an environmentally friendly mixed use scheme focussing on renewable materials and energy efficient design.

The development provides convenient access to the A614 which leads north to the A1 and south to Nottingham city centre.

Nearby occupiers include the Centre Parcs HQ, Screwfix, and Tesco.

DESCRIPTION

The unit forms part of the Centric Estate developed by CRT Property.

- Energy efficient features
- Minimum eaves height 6m
- Allocated parking
- Within a secure gated site
- Offices, kitchen and WCs
- Professionally managed estate
- 3 phase electricity supply and lighting
- Electric roller door loading access

ACCOMMODATION

Approx gross internal floor area:

Unit A2 233.09 sq m (2,509 sq ft)

The above total includes office space of approx. 85 sq ft.

SERVICES

Not tested by the agents.

BUSINESS RATES

The property is assessed to rateable value £15,000 giving a rates payable of £7,485 for 2025/26. The reateable increases from April 2026 to £19,750 giving a rates payable of £8,532

Prospective tenants must check this information with Newark & Sherwood District Council.

PLANNING

B8 storage and distribution and Class E – light industrial etc.

TENURE

To let on a new lease for a period of years to be agreed at a rent of £26,250 pax.

The lease will contain a standard service charge provision to cover the maintenance etc. of the common external areas of the estate.

We understand this is currently approx. 60p per sq ft pa.

VAT

VAT is charged on the quoting rent and other costs.

LEGAL COSTS

Each party to pay their own

EPC

Band A.

VIEWING & FURTHER INFORMATION

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

Contact: Paul White

01777 712942

pdwhite@brown-co.com

Joint agents: NorthCap contact: Max Pickering. Tel: 0114 303 7250

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29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

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