



Unit 5 Amelia Court, Swanton Close, Retford, DN22 7HJ

Amelia Court is a prestigious and well established office development offering a unique mix of high specification flexible buildings

Unit 5 149.95 sq m (1,614 sq ft)

TO LET

Brown & Co
Retford
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BROWN & CO

Property and Business Consultants

LOCATION

Amelia Court is located on Trinity Park to the front of the Hallcroft Industrial Estate just off The Great North Road and on the edge of the attractive market town of Retford.

Retford has a mainline railway station with a journey time to London of only 1.5 hours.

The A1(M) is approx. 5 miles away with onward links to the M18/M180, M1 and M62.

DESCRIPTION

Amelia Court is a prestigious and well established office development offering a unique mix of high specification flexible buildings.

Offices are situated in a purpose built campus style development. Unit 5 Amelia Court is now available and is fully DDA compliant with lift access and disabled WC facilities as well as excellent car parking ratios.

The property incorporates versatile office space with the ability to split each floor. The office is accessed via a light and airy reception off which is the WC accommodation including a WC suitable for disabled access. The downstairs office space has a partitioned office suitable for meeting or boardroom facilities along with a partitioned kitchen area for staff. Upstairs is a large open place space with a separate office suitable for separate meeting space.

The estate benefits from maintained grounds, 24hr CCTV and a security access control system to provide tenants access 24 hours a day.

The property/site benefits from:

- CCTV
- Fully DDA compliant
- Kitchen
- Entrance Door Intercom
- Raised Floors
- Intruder and Fire Alarm with emergency lighting.
- LG3 lighting
- Excellent car parking
- DDA lift access
- Fully carpeted
- High specification
- Intercom / fob door access
- Gas central heating
- Offered on a stepped rent deal
- Established business location
- Raised access floors
- Lift access to first floor
- Allocated car parking
- Fire and Security alarms
- 24 Estate Hour Access with Barrier Security

ACCOMMODATION

Approx 149.95 sq m (1,614 sq ft)

SERVICES

Not tested by the agents.

BUSINESS RATES

The property is assessed to rateable value £13,250 giving a rates payable of £6,611.75 for 2025/26.

Qualifying small businesses will be able to get some discount under the Small Business Rates Relief scheme.

Please check this information with Bassetlaw District Council tel. 01909 533533.

TENURE

To let on a new 3 year lease (with a break clause at the end of the 2nd year) on a stepped rent:

£16,000 Year 1

£17,000 Year 2

£18,000 Year 3

Payment dates quarterly in advance.

Estate Service Charge @ £979.36 + VAT

CCTV @ £365.50 + VAT

Estate Insurance Charges @ £285 per annum

VAT

VAT is charged on the above rents etc.

LEGAL COSTS

Each party to pay their own.

EPC

TBC (previously Band D)

VIEWING & FURTHER INFORMATION

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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IMPORTANT NOTICES

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