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Unit 5 Sloswicke Dr, Trinity Park, Retford, DN22 7WQ

£21,500 pa To Let

Modern industrial/warehouse unit

- Includes a small office, staff/kitchen room, WC and storage mezzanine
- Electric roller shutter door
- 5/6 dedicated parking spaces
- EPC band C

188 sq m (2,020 sq ft) plus mezzanine

Location

Retford is a vibrant and attractive market town with an immediate population of approx. 24,000 and a 10 mile radius population of 216,700 (Source EGi. Town Report). The town continues to expand with new housing including at the adjacent Trinity Fields currently being developed for some 450 new homes. The industrial estate will also see further development on a site of approx. 16 acres.

The subject property is located on the Trinity Park estate on the north side of Retford with easy access to the North Road and out to the A1/A1(M) and wider motorway network.

Description

The unit forms part of a block of 4 built in 2014/15. To the front there is a full-size electric roller shutter door and separate personnel door. On entering through the latter there is a small office and separate staff / kitchen area and a single WC. The industrial area benefits from lighting and power including 3 phase. There is a mezzanine above the office/staff block providing additional storage with steel staircase.

Externally, the unit has 5/6 car parking spaces plus the loading canopy area in front of the roller door.

Accommodation

Total approx. gross internal area 188 sq m (2,020 sq ft) plus mezzanine of approx. 45.65 sq m (492 sq ft).

The above total includes the office of approx. 130 sq ft and the staff/kitchen area of approx. 98 sq ft.

Services

Mains services (other than gas) not tested by the agents.

Business Rates

The unit is assessed to rateable value £11,500 giving a full rates payable for 2024/25 of £5,738.50. Qualifying small businesses will be able to claim 100% Small Business Rates Relief. Interested parties should confirm this with Bassetlaw District Council tel: 01909 533533.

Planning

The unit was previously used for light industrial and storage uses.

Tenure

To let on a new lease for a term of years to be agreed at a rent of £21,500 per annum.

VAT

VAT is charged on the above rent.

Legal Costs

Each party to pay their own.

EPC Rating

Band C

Viewing & Further Information

Brown & Co

29-33 Grove Street

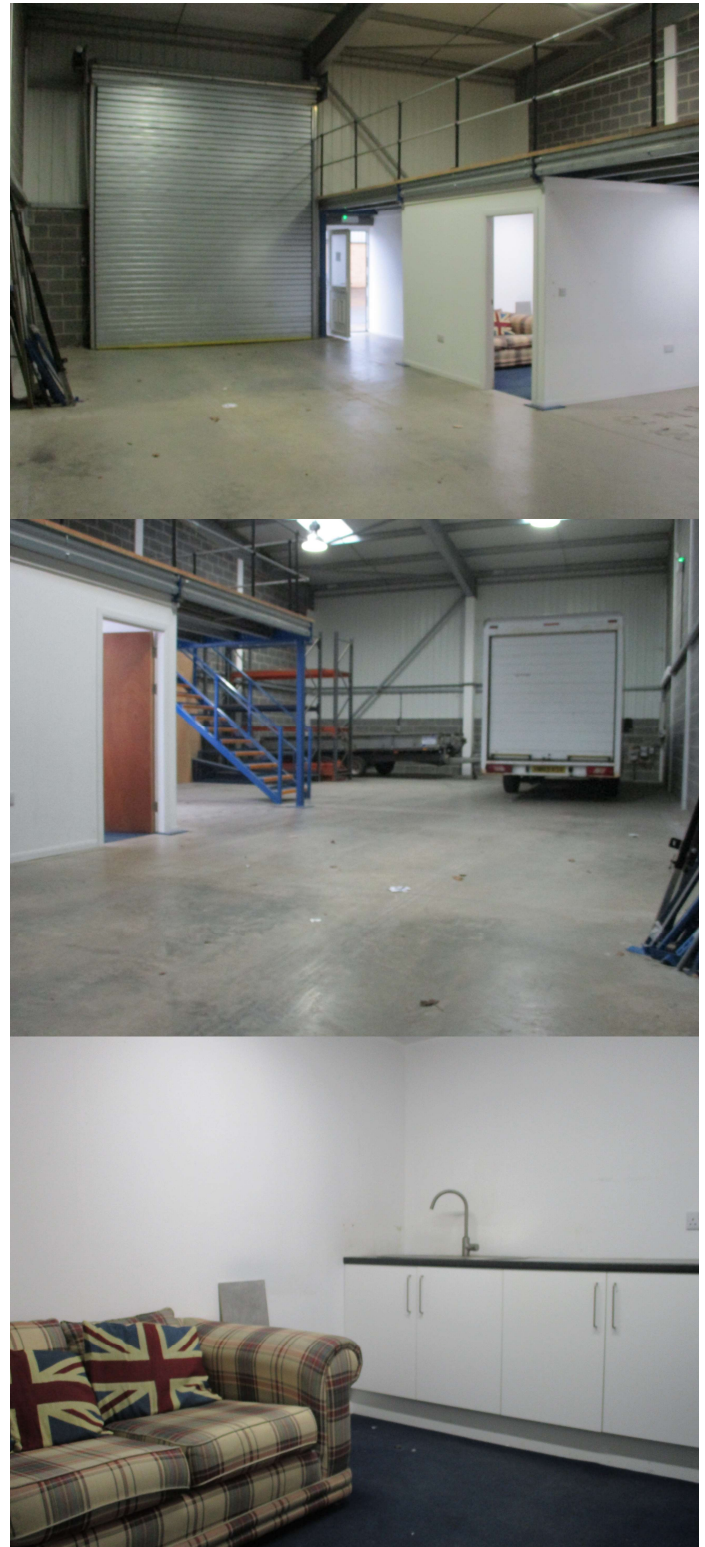
RETFORD

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Brochure prepared Feb 2025



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