

01777 709112 | pdwhite@brown-co.com



THE STABLES, MANOR BUSINESS PARK, East Drayton, Retford, DN22 0LG

To Let from £20 per sq ft

Attractive rural office suites

- Superb countryside setting
- Communal external open space
- Parking
- Rent is fully inclusive of heating, lighting and power. Rates payable by tenant if applicable.
- Shared Kitchen and WC facilities
- EPC band tbc

275 sq ft to 394 sq ft – see current availability below.

Location

The property is located on the prestigious Manor Business Park, adjacent to The Core building, at East Drayton within 1 ½ miles of the Markham Moor Interchange on the A1. Nearby towns include Retford, Newark, Worksop and Lincoln.

Directions

From the Markham Moor A1 junction take the A57 turning left to East Drayton marked by an agency board. Sat. Nav. postcode DN22 0LG.

Description

Rurally located office accommodation within a converted and fully refurbished stable building. The building is of attractive red brick construction under a pan tiled roof and fronting onto a shared courtyard area with an area for seating etc. leading to a central lawn area and water feature.

Suites are fully fitted with lighting and power. Some suites have an air conditioning cassette system. There is an under floor heating system powered by a communal wood chip fed boiler plant.

There are shared WCs (separate male and female) and a kitchen area within the building.

Accommodation/availability

The following are approx. gross internal areas:

Suite 6 - 394 sq ft

Suite 7 - 275 sq ft

Please check with us on up to date availability.

Planning

Suites have planning for office use.

Tenure/Terms

To let on a new lease on terms to be agreed.

Lease Terms

To let at a rent of £20 per sq ft pa + VAT.

Rents are inclusive of lighting, heating and use of common services.

Business Rates

Please check with the agents for assessments of available units. Given the sizes and hence rateable values, qualifying small businesses should receive 100% small business rates relief on application to the Council. Parties should check this information and their qualifying with the Council's rates department tel. 01909 533533.

VAT

VAT will be charged on the rent.

Legal Costs

Each party to pay their own.

EPC

The property has an Energy Performance Certificate band TBC

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

pdwhite@brown-co.com

Brochure updated April 2026



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.