

01777 709112 | pdwhite@brown-co.com



Unit A4 Centric, Latimer Way, Ollerton, NG22 9QW

To let £21,250 pa

Modern quality industrial/warehouse building

- Internal offices, WCs and kitchenette
- Min 6m eaves height (8m at central apex)
- 3 phase power
- EPC band A

232.5 sq m (2,500 sq ft)

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 A4 232.5 sq m (2,500 sq ft)

The above total includes office space of approx. 240 sq ft in two rooms.

Services

Main services (no gas) available but not tested by the agents.

Business Rates

The unit is assessed to rateable value £15,000 giving a rates payable for 2024/25 of £7,485.

Tenure

Available to let on new lease for a term of years to be agreed at a rent of £21,250 per annum.

There is a standard service charge provision covering the common external areas. The landlord also recharges the building insurance premium.

VAT

VAT is charged on the rent etc.

Legal Costs

Each party to pay their own.

EPC Rating

Band A.

Viewing & Further Information

Brown & Co

3 Grove Street

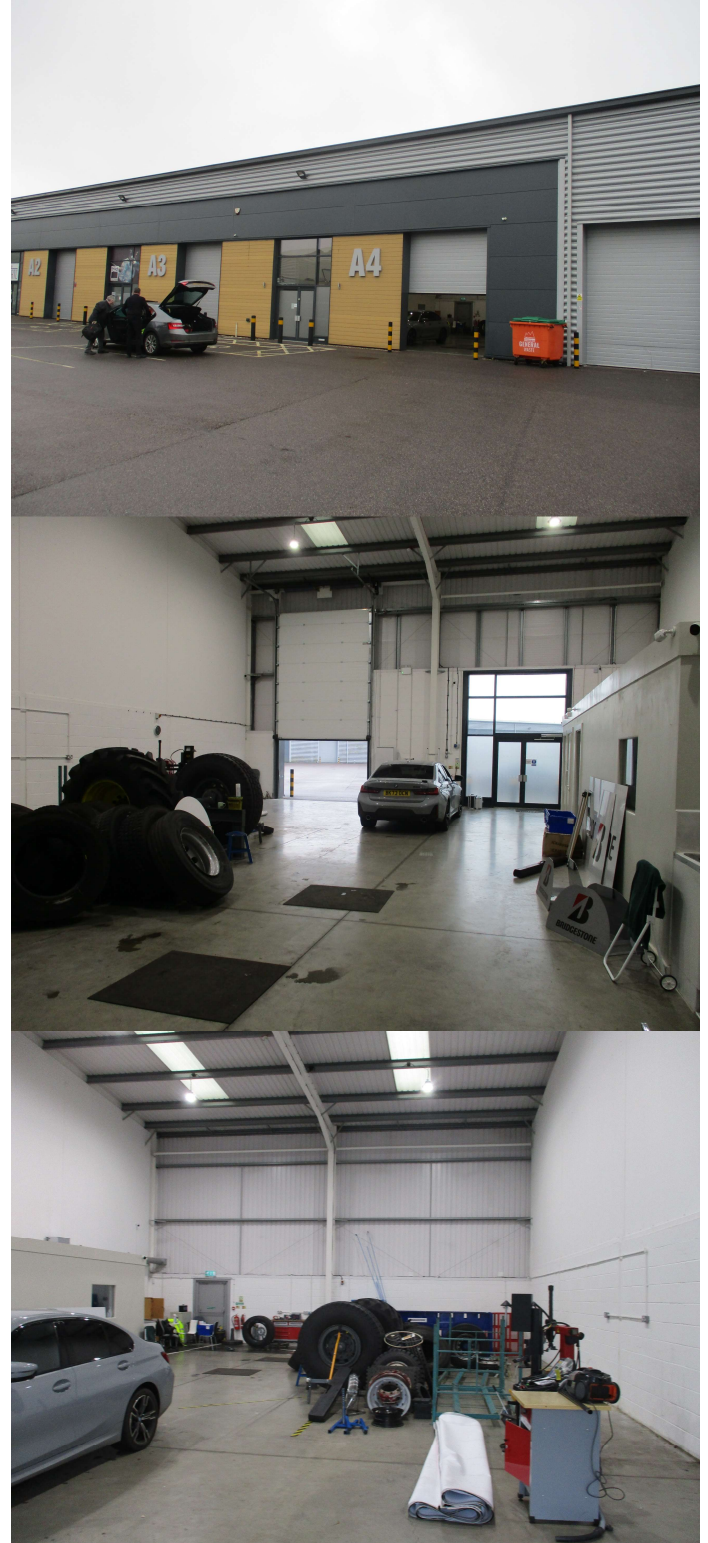
RETFORD

DN22 6JP

01777 712942

pdwhite@brown-co.com

Brochure prepared in Feb 2025



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.