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Bulcote Business Park, Randall Park Way, Retford, DN22 8WQ

Rents from £550 pcm To Let

Newly completed high quality scheme of 36 workshop/storage units

- Fenced and gated estate with CCTV and security lighting
- Prominent location next to MKM on Retford's premier industrial estate
- Internally fitted with LED lighting, 3 phase or single phase power, WC, broadband cabling and painted floors.
- EPC band C

Individual units from 56.1 sq m (604 sq ft) to 190.4 sq m (2,049 sq ft) – larger sizes can be accommodated

Location

Bulcote Business Park is located on the Trinity Park Estate on the north side of Retford and approx. 2 miles from the centre. Existing occupiers on the estate include Trelleborg, MKM and Green Bros Electrical.

The estate is located just off the A638 Great North Road giving excellent onward links to the A1/A1(M) and wider motorway network.

Retford is a vibrant and attractive market town with an immediate population of approx. 22,000 and a 10 mile radius population of 216,700 (Source EGi. Town Report).

Specification

- Secure fenced and gated site
- Electric roller shutter doors
- Single WC per unit
- 3 phase or single phase power supply
- LED lighting
- Cabled ready for broadband connection
- Parking
- Eaves heights from 3.7m to 4.5m – size dependant
- Insulated cladding and roofs
- Bespoke offices and mezzanine storage can be provided subject to agreed terms.

Accommodation/Rents

Unit	Size sq m (sq ft)	Rent Per month (pa)
1-4	113.8 (1,225)	£875 (£10,500)
5-12	66.5 (716)	£650 (£7,800)
13-20	99.3 (1,068)	£750 (£9,000)
21-24	128.7 (1,385)	£940 (£11,280)
25	190.4 (2,049)	LET
26-36	56.1 (604)	£550 (£6,600)

Note: Rents above are subject to the addition of VAT at the standard 20% rate. Please check with the agents on current availability.

Services, Building Insurance & Service Charge

Mains water, drainage and electricity (no gas) are connected to the units and metered and charged back by the landlord on a prepaid/top up facility and operated through an internet portal. The landlord insures the whole estate and charges back tenants based on the unit size. There is also an additional service charge to cover the costs of maintenance of external common areas.

Business Rates

We anticipate rateable value assessments will result in qualifying small business benefitting from up to 100% Small Business Rates Relief. Parties should check assessments when available and the eligibility for relief.

Planning

Light industrial and storage.

Tenure/Terms

Units are to let on a standard estate lease for a fixed term of 1 or 2 years or longer by agreement. Rent to be paid monthly in advance by Standing Order.

Rent Deposit

The landlord will require a rent deposit equivalent of 2 month's rent.

VAT

All billing from the landlord will be subject to VAT at the prevailing rate.

Legal Costs

A contribution of £125 + VAT will be payable towards the Landlord's cost in preparing and issuing the lease.

EPC Rating

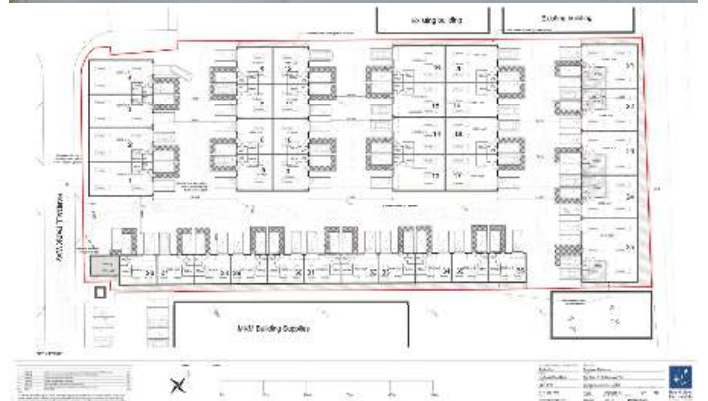
All units are a band C. EPCs available on request.

Viewing & Further Information

Contact:

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