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## **The Core, East Drayton, Retford, DN22 0LG**

**Rents from £18 per sq ft fully inclusive (other than business rates)**

Self-contained office within “The Centre of Renewable Energy” building.

- BREEAM “Very Good” rated building for energy efficiency
- Located close to the A57 and within 4 miles of the A1 Markham Moor junction
- Fully fitted offices including air conditioning
- EPC band A (highest energy efficiency band)

**438 sq ft to 631 sq ft**



## Location

The Core is located to the edge of the village of East Drayton just off the A57 and within approx. 4 miles of the A1 Markham Moor junction. Retford is approx. 8 miles and Lincoln approx. 15 miles.

## Description

The Core was completed in 2008 and provides a range of office suites with communal facilities – WCs, Kitchens and showers.

The building incorporates a number of energy efficiency systems – biomass heating, solar heating, ground source and air source heat pumps, PV solar electricity, rainwater harvesting and wind turbine electricity.

The building provides two storey offices, subdivided into a number of suites, off a central reception area on the ground floor.

## Accommodation

Please check with the agents the current availability. Units available as at February 2022:

The “Training Room” suite 438 sq ft  
Kexby Room 467 sq ft  
Eskdale Room 631 sq ft

Areas are approx. net internals.

## Business Rates

Suites are assessed individually for business rates purposes. Qualifying small businesses will receive small business rates relief. Please check with the agents for details.

## Tenure

Suites are to let on new leases on terms to be agreed and on the following all-inclusive rents (including heating, electricity, air conditioning, maintenance and water/drainage).

The rent is calculated at £18 per sq ft + VAT.

## VAT

VAT is charged on the rents.

## Legal Costs

Each party to pay their own costs.

## EPC Rating

The building has an EPC under band A

## Viewing & Further Information

### Brown & Co

3 Grove Street

RETFORD

DN22 6JP

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Feb 2022



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