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

**To Let from £18 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 £420 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 5 - 420 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 £18 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

### IMPORTANT NOTICES

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