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Unit 6 West Carr Business Park, Retford, DN22 7GY

£45,000 pa TO LET

Modern warehouse/industrial unit

- Located on an established industrial estate
- Secure fenced and gated estate
- Includes a large fenced compound for parking and external storage
- EPC TBC

491.27 sq m (5,288 sq ft)

Location

The estate fronts West Carr Road and is to the west of Retford's centre. The estate is the original industrial area of the town having grown up from the historic railway works/sidings in the area. There are a number of established occupiers on the estate including PBI Insurance, DST Automotive and Moody Plc.

Retford is a vibrant and attractive market town with an immediate population of approx. 25,000 and a 10-mile radius population of 216,700 (Source EGi Town Report).

Description

The unit is modern steel framed industrial / storage unit with WCs, an office and staff area.

To the front is a large fenced compound area with loading access to the roller door and parking. This area is to be tarmacked shortly.

Note the gantry crane on the photo is the current tenant's and will be removed by them.

Accommodation

Approx. gross internal area:
491.27 sq m (5,288 sq ft)

Services

Not checked by the agents. Any prospective tenant must make their own investigations.

Business Rates

The unit will be re-assessed for business rates purposes when split.

Planning

Appropriate for storage and industrial uses.

Tenure

To let on a new lease. The landlord's standard lease is a 7 year term with a tenant break at the end of the 5th year and rent reviews at the end of the 3rd and 5th years. Rent £45,000 + VAT plus service charges.

VAT

The rent is subject to VAT.

Legal Costs

The tenant to pay a contribution of £450 + VAT towards the landlord's cost of drawing up and issuing the lease.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

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RETFORD

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Brochure prepared in March 2023



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