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## **Unit 3, Eddis Transport Site, Elkesley Park Ind Estate, Gamston, Retford, DN22 0QL**

**£79,500 pa TO LET**

Detached warehouse building

- Includes a large, dedicated yard area
- Clear internal space – min eaves height 5.25m rising to 8.5m at central apex
- LED lighting and power including 3 phase
- EPC band C

**1,480 sq m (15,934 sq ft)**

## Location

The property is located adjacent to Gamston airport just off the A1 Retford/Ollerton B6387 junction.

Nearby 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). The town's population is planned to grow significantly with 12,000 new homes to be built over the next 15 years.

Travel distances:

- Sheffield 30 miles
- Nottingham 30 miles
- Lincoln 20 miles
- Worksop 12 miles
- M1 16 miles

## Description

The property is a modern detached warehouse building on the Elddis Transport site which is a secure fenced and gated facility with other buildings owned and operated by the Elddis Transport who is also the landlord.

The building provides clear open storage space with two roller doors – front (ramped) and side.

Internally, the building is fitted with LED lighting and power including 3 phase.

Welfare facilities (WCs etc) will either be installed by the landlord (portacabin style unit) or provided as a shared facility in one of the other buildings on the site.

Externally, a large yard area of around 20,000 sq ft is included (not fenced).

## Accommodation

Approx gross internal area:

1,480 sq m (15,934 sq ft).

## Services

Services, as present, not tested by the landlord. The electricity is currently sub-metered and re-charged to the tenant on usage.

## Business Rates

Business rates are the tenant's responsibility. The building is currently assessed as part of the overall site and may be subject to a new assessment. Alternatively, an appropriate amount will be charged back to the tenant by the landlord.

## Planning

Previously used for warehouse and distribution use.

## Tenure

To let on a new lease for a term of years to be agreed at a rent of £79,500 pa + VAT inclusive of building insurance, CCTV, site security and site maintenance/service charge.

## VAT

VAT is chargeable on the rent.

## Legal Costs

Each party to pay their own.

## EPC Rating

Band C.

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

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Brochure prepared in April 2024



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