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## **Unit 7 Amelia Court, Swanton Close, Retford, DN22 7HJ**

**TO LET on a stepped rent – yr 1 £22,000; yr 2 £23,000; yrs 3,4 & 5 £24,000 pa**

Prestigious modern two storey self-contained office

- High specification and ready to move in
- Excellent car parking provision
- Fully DDA compliant including lift
- EPC TBC

**182.46 sq m (1,964 sq ft)**

## Location

Amelia Court is located on Trinity Park to the front of the Hallcroft Industrial Estate just off The Great North Road and on the edge of the attractive market town of Retford.

Retford has a mainline railway station with a journey time to London of only 1.5 hours.

The A1(M) is approx. 5 miles away with onward links to the M18/M180, M1 and M62.

## Description

Amelia Court is a prestigious and well-established office development offering a unique mix of high specification flexible buildings.

Offices are situated in a purpose-built campus style development. Unit 7 Amelia Court is now available and is fully DDA compliant with lift access and disabled WC facilities as well as excellent car parking ratios.

The property incorporates versatile office space with the ability to split each floor. The office is accessed via a light and airy reception off which is the WC accommodation including a WC suitable for disabled access. The downstairs office space has been partitioned for private offices/meeting rooms etc.. Upstairs is a large open place space with a separate office suitable for separate meeting space.

The estate benefits from maintained grounds, 24hr CCTV and a security access control system to provide tenants access 24 hours a day.

## Accommodation

Total gross internal area:  
182.46 sq m (1,964 sq ft)

## Services

Not tested by the agents.

## Business Rates

The property is assessed to rateable value £17,000 giving a rates payable for 2024-25 of £8,483. Prospective tenants should check this information with Bassetlaw District Council tel. 01909 533533.

## Planning

New Class E covering a range of uses including offices, retail, medical, day centre, nursery etc.

## Tenure

To let on a new 5 year lease (with a tenant break at the end of the 3rd year if required) on a stepped rent incentive basis:

Year 1 £22,000 + VAT  
Year 2 £23,000 + VAT  
Years 3,4 & 5 £24,000 pa + VAT

Other current charges:  
Estate Service Charge @ £979.36 + VAT  
CCTV @ £365.50 + VAT  
Estate Insurance Charges @ £285 per annum

## VAT

Rents and other charges are subject to VAT.

## Legal Costs

Each party to pay their own.

## EPC Rating

TBC

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

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Brochure prepared April 2024



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