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The Randall Business Centre, Trinity Park, Retford

From £200 per month all inclusive (other than rates)

Up to 6 months rent free (terms apply *)

Flexible serviced offices

- Fully air conditioned
- Communal kitchen/staff breakout area, board room and gym
- Allocated parking
- EPC band C

**Offices of 11.7 sq m to 104.23 sq m (126 sq ft to 1,122 sq ft)
and combinations thereof to meet larger requirements (subject to availability)**

Location

The property is located off Randall Park Way to the front of the Trinity Park Estate in Retford.

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).

Description

The Randall Business Centre is a modern two storey office building. The building has a communal reception (unmanned), kitchen/staff area, board room, gym (with equipment) and a lift. The building is split into a number of private offices with locking doors. All offices have power, lighting and internet access. The building is alarmed along with CCTV cameras. Tenants have access 24/7.

Tenants get designated spaces in the front car park.

Accommodation/rent

Available January 2024

Suite 10 339 sq ft (ground floor)

Suite 11a 253 sq ft (ground floor)

Suite 11c 243 sq ft (ground floor)

Suite 11b 482 sq ft (ground floor)

Suites 11a, b & c can be let combined and have interconnecting doors.

The rent of £17.50 per sq ft pa + VAT is fully inclusive of heating, lighting and power.

Rent Free incentives

2 months rent free for a 1 year lease and 6 months rent free for a 2 year lease.

Please check with the agents the up-to-date availability and terms.

Business Rates

Individual offices will be subject to assessment for business rates which are payable by the tenant. However, we would anticipate rateable value assessments for individual offices will be below the £12,000 threshold giving qualifying tenants 100% relief. You should confirm this information with Bassetlaw District Council tel. 01909 533533.

Planning

Offices. Alternative uses may be appropriate subject to planning.

Tenure

Offices at to let on a simple "in-house" agreement prepared by the owners for a term of 12 months.

VAT

VAT may be charged on rents.

Legal Costs

Each party to pay their own costs if applicable.

EPC Rating

The building has an energy performance certificate (EPC) band C.

Viewing & Further Information

Brown & Co

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