



HALLCROFT

TRADE CENTRE

Retford DN22 7SS

An estate of five trade outlet/industrial/storage units
Approx. 195.9 sq m (2,109 sq ft) to (477.1 sq m) 5,136 sq ft

UNIT 1 LET TO **SCREWFIX**

UNIT 2 LET TO **TOOLSTATION**



UNIT 4 AVAILABLE TO LET - 2,050 SQ FT

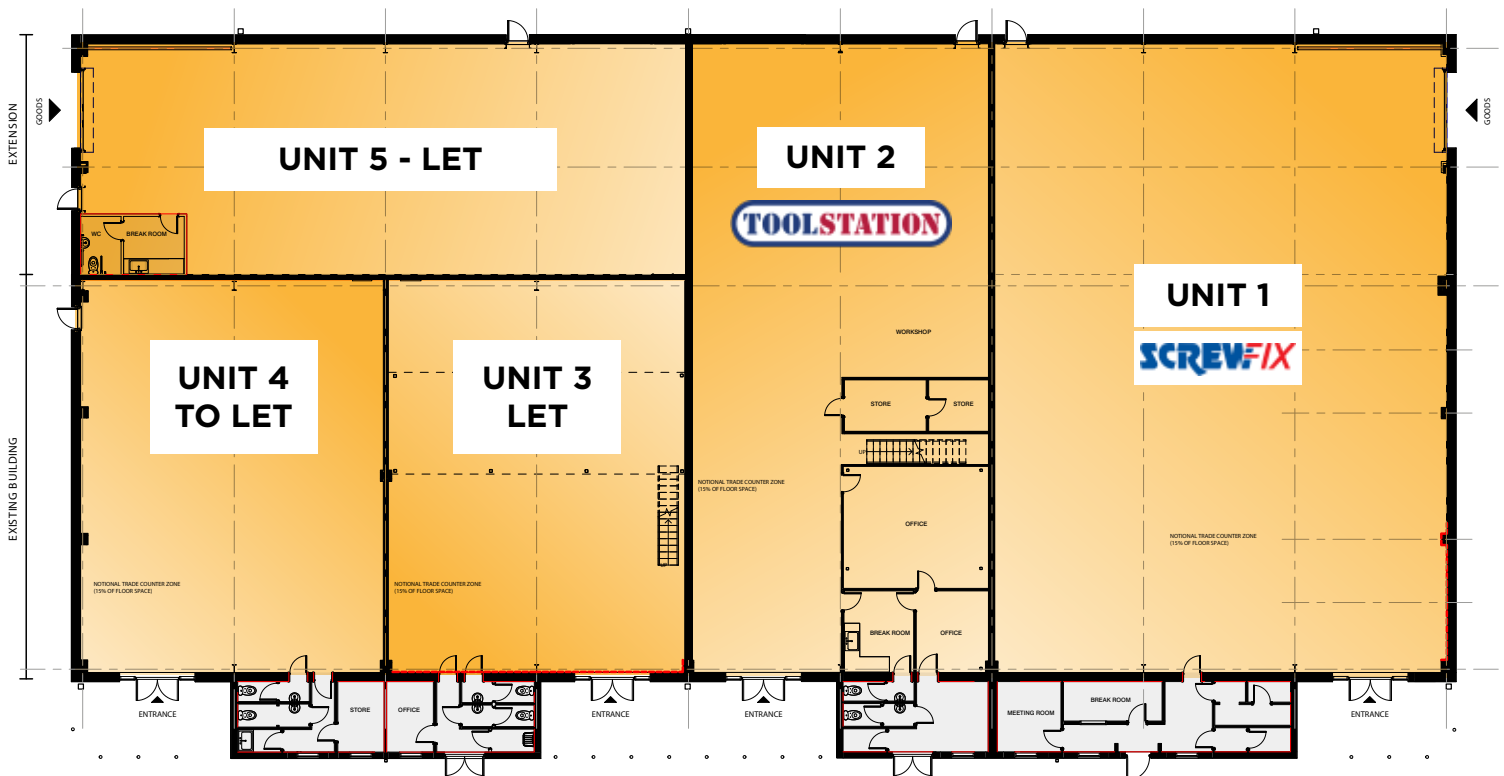


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The Hallcroft Trade Centre comprises of an existing reconfigured and refurbished industrial estate along with a new build unit/extension. The estate has excellent parking and loading access and is fully fenced and gated (electric sliding gates). Totem pole signage to the entrances further enhance the estate's visibility.

The development is designed under national "Secured by Design" standards.





UNIT 1 - GROSS INTERNAL AREA LET TO SCREWFIX

	SQ.M	SQ.FT
WAREHOUSE	444.5	4785
OFFICE	32.6	351
TOTAL	477.1	5136

UNIT 2 - GROSS INTERNAL AREA LET TO TOOLSTATION

	SQ.M	SQ.FT
WAREHOUSE	322.4	3470
OFFICE	16.5	178
TOTAL	338.9	3648

UNIT 3 - GROSS INTERNAL AREA

	SQ.M	SQ.FT
WAREHOUSE	179	1927
OFFICE	16.9	182
TOTAL	195.9	2109

UNIT 4 - GROSS INTERNAL AREA

	SQ.M	SQ.FT
WAREHOUSE	183	1970
OFFICE	16.7	180
TOTAL	199.7	2150

UNIT 5 - WAREHOUSE AREA

	SQ.M	SQ.FT
WAREHOUSE	181.1	1949
WELFARE	4.7	51
TOTAL	185.8	2000

The estate is prominently located fronting onto the main Hallcroft Road with nearby occupiers including Howdens, City Electrical Factors and Travis Perkins.

Retford is a buoyant market town with an immediate town population of approx. 22,000 and a 10 mile radius catchment of approx. 162,000. The town is expected to see significant growth over the next 10-15 years with the areas of housing anticipated to be delivered.

PLANNING

Units have a full B1/B2/B8 (light industrial/general industrial/storage) consent with ancillary Trade Counters.

TERMS

Available units are To Let on standard institutional leases. Further details on request.

ENERGY PERFORMANCE CERTIFICATES
EPCs are available upon request.



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FURTHER INFORMATION



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A DEVELOPMENT BY



STRAWSONS
PROPERTY

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