

01777 709112 | pdwhite@brown-co.com



The Core, East Drayton, Retford, DN22 0LG

Rents from £15 per sq ft fully inclusive (other than business rates)

Self-contained office within “The Centre of Renewable Energy” building.

- BREEAM “Very Good” rated building for energy efficiency
- Located close to the A57 and within 4 miles of the A1 Markham Moor junction
- Fully fitted offices including air conditioning
- EPC band A (highest energy efficiency band)

40.69 sq m (438 sq ft)



Location

The Core is located to the edge of the village of East Drayton just off the A57 and within approx. 4 miles of the A1 Markham Moor junction. Retford is approx. 8 miles and Lincoln approx. 15 miles.

Description

The Core was completed in 2008 and provides a range of office suites with communal facilities – WCs, Kitchens and showers.

The building incorporates a number of energy efficiency systems – biomass heating, solar heating, ground source and air source heat pumps, PV solar electricity, rainwater harvesting and wind turbine electricity.

The building provides two storey offices, subdivided into a number of suites, off a central reception area on the ground floor.

Accommodation

Please check with the agents the current availability.

The “Training Room” suite 40.69 sq m (438 sq ft)

Areas are approx. gross internals.

Business Rates

Suites are assessed individually for business rates purposes. Qualifying small businesses will receive small business rates relief. Please check with the agents for details.

Tenure

Suites are to let on new leases on terms to be agreed and on the following all-inclusive rents (including heating, electricity, air conditioning, maintenance and water/drainage).

Rents:

The “Training Room” suite £6,570 pa + VAT.

VAT

VAT is charged on the rents.

Legal Costs

Each party to pay their own costs.

EPC Rating

The building has an EPC under band A

Viewing & Further Information

Brown & Co

3 Grove Street

RETFORD

DN22 6JP

01777 712942

pdwhite@brown-co.com

Brochure prepared in March 2018



Above – external view of the “Training Room” suite

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