

Manor Business Park, East Drayton, Retford DN22 OLG

#8462/2024|

Eddisons

Incorporating

Banks Long & Co

MANOR BUSINESS PARK

EAST DRAYTON, RETFORD, DN22 OLG



For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON BA (Hons) Surveyor jasper.nilsson@eddisons.com 07929 105395 01522 544515

Property

The accommodation comprises offices within a converted and fully refurbished stable building and former granary of brick construction under a pantile clad roof fronting onto a shared courtyard area with seating, lawn and water feature.

Internally, the accommodation is finished with feature lighting, air conditioning cassette and underfloor heating powered by a communal woodchip-fed boiler plant.

The premises benefit from use of shared staff and WC facilities. Ample allocated car parking is available on-site.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor areas.

Area	m^2	ft²
The Stables, Unit 2	16.90	182
The Stables, Unit 3	16.53	178
The Stales, Unit 7	25.54	275
Kexby Room	42.00	473
Office 1	22.30	240
Office 2	20.90	225
Office 3	29.60	319
Training Room	35.96	387
Eskdale Room	52.95	570
Total GIA	262.68	2,849

Energy Performance Certificate

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:
Description:
Rateable value:
UBR:

Period:

Bassetlaw District Council
Office and Premises

£TBC
0.546
2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

The Stables, Unit 2 - £3,276 pax

The Stables, Unit 3 - £3,200 pax

The Stables, Unit 7 - £4,950 pax

Kexby Room - £8,514 pax

Office 1 - £4,320 pax

Office 2 - £4,050 pax

Office 3 - £5,742 pax

Training Room - £6,966 pax

Eskdale Room - £10,260 pax

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

 $\ensuremath{\mathsf{VAT}}$ may be charged in addition to the rent at the prevailing rate.

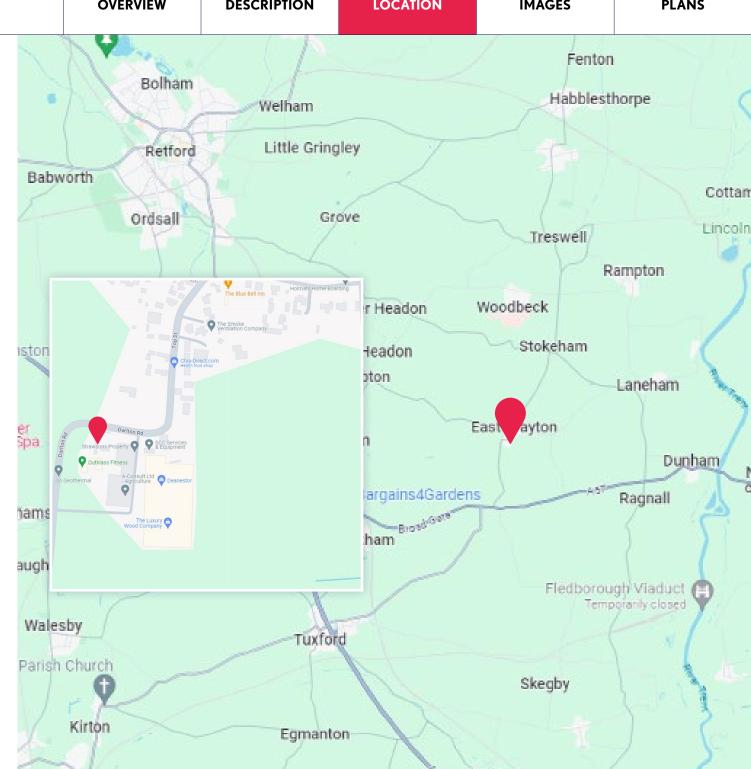
Legal Costs

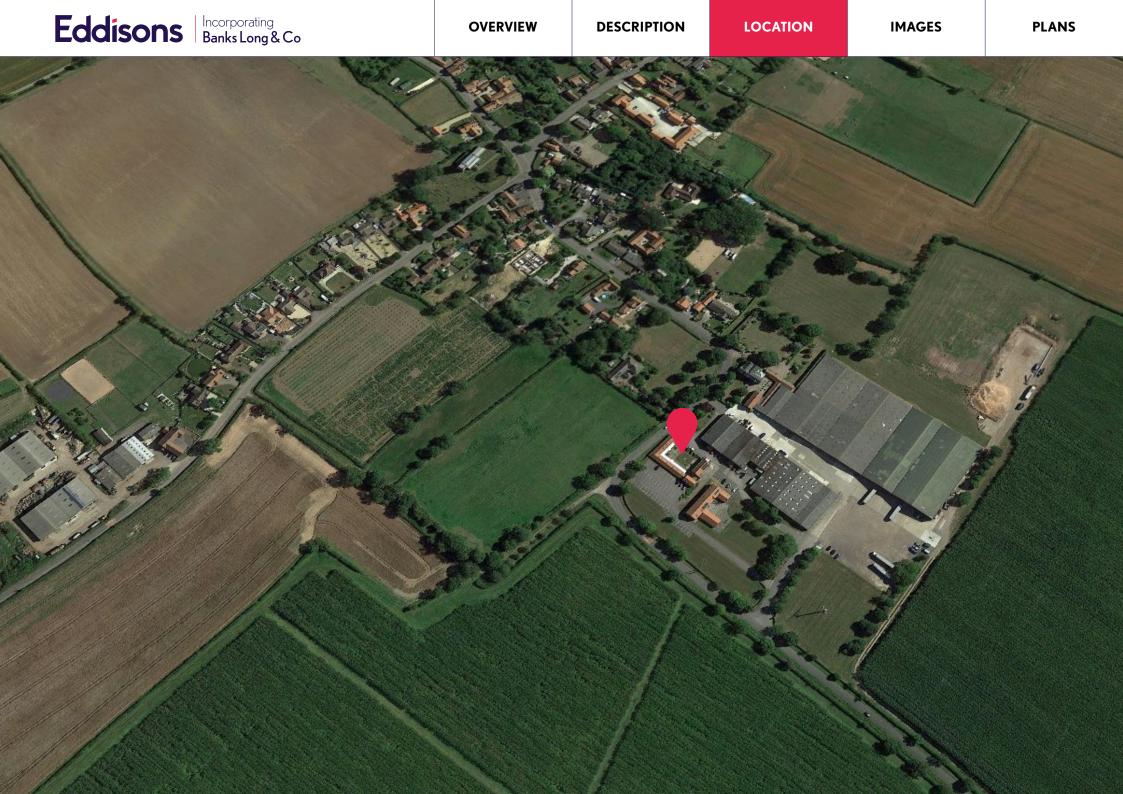
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Manor Business park is located within the village of East Drayton.

East Drayton itself is located a short distance from the A57, 5 miles from the A1, 10 miles south east of Retford and 15 miles north west of Lincoln.





OVERVIEW

DESCRIPTION

LOCATION

IMAGES

PLANS















