



**Manor Business Park, East Drayton, Retford  
DN22 0LG**

#8462/2024I

# MANOR BUSINESS PARK

EAST DRAYTON, RETFORD, DN22 0LG



Agreement

To Let



Detail

Offices



Rent

£3,200 - £11,426 pax



Size

16.53 - 58.97 sq m  
(178 - 635 sq ft)



Location

Retford, DN22 0LG



Property ID

#8462/2024I

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

BA (Hons)  
Surveyor

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## 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 <sup>2</sup>	ft <sup>2</sup>
The Stables, Unit 2	16.90	182
The Stables, Unit 3	16.53	178
The Stables, 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

Rating: C

## 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:** Bassetlaw District Council  
**Description:** Office and Premises  
**Rateable value:** £TBC  
**UBR:** 0.546  
**Period:** 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

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

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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.





