



23 Exchange Street, Retford DN22 6BL

1200 Sq. ft Office space to Let

Retford Town Centre location

£15,000 per annum + VAT

- Retford Town Centre Location
- 2 car parking spaces
- Total floor area circa 1200 Sq. Ft
- Available immediately
- Well appointed office space
- Multiple rooms
- £15,000 per annum plus vat

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Summary

Tenure - Leasehold
Price - £15,000 per annum
Insurance - To be re-charged at cost
VAT - Applicable
EPC - 36 (B)
Legal fees - Each party to bear their own costs
Availability - The property is available as soon as required

Description

Single storey L shaped building comprising a range of office suites, the property is brick built with a pitched tiled roof. The building has been fully renovated in the last few years to a high specification.

Location

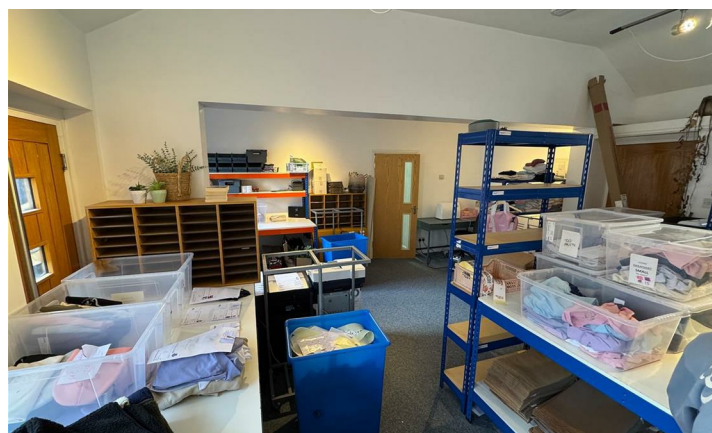
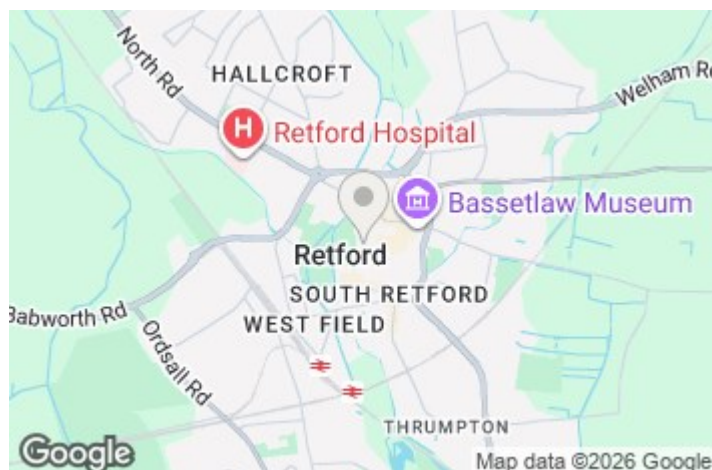
The property is located upon Exchange Street, which links Chancery Lane into Carolgate, which is the main shopping parade. The building sits close to public car parks, along Chancery Lane, and has excellent access to Kings park. Retford itself is a bustling north Nottinghamshire market town which still retains its markets on Thursday, Friday, and Saturdays with a monthly farmers market. The town is a central point for many of the surrounding towns and villages and as such the town has attracted and maintained a good number of national occupiers and retailers. Retford is well placed for taking advantage of the surrounding centres of Sheffield, Doncaster, Lincoln, Worksop, and Nottingham. The A1 is within approximately 5 minutes driving distance and the M18 and M6.

Accommodation

A range of individual offices with 3 different access points should subletting or co working be required. With kitchenette and 2 w/c's fitted to a high standard. The office space is circa 1200 Sq. FT not including ancillary areas.

Terms

The property is offered on full repairing and insuring lease, for a term to be agreed no less than 3 years. The initial asking rental is £15,000 per annum plus VAT and landlords' insurance.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

