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## **8-10 Manor Business Park, East Drayton, Retford, DN22 0LG**

**£4.00 per sq ft per annum**

Flexible & economical storage space in a secure environment

- Ideal for bulk storage and pallet goods
- Approx 4.5 miles to the A57/A1 junction at Markham Moor
- Two full sized loading doors
- EPC band C

**1,338 sq m (14,400 sq ft)**

**Location**

Strawsons Storage is located at Manor Business Park at East Drayton within 4.5 miles of the Markham Moor Interchange on the A1. Nearby towns include Retford, Newark, Worksop and Lincoln. From the Markham Moor A1 junction take the A57 turning left to East Drayton as signposted. Sat Nav. postcode DN22 0LG

**Description**

The estate extends to a total of approx. 130,000 sq ft of storage buildings of steel frame construction giving good eaves height and clear internal space. Buildings have power and lighting. Externally there is a central loading area with separate car parking and additional space for trailer parking etc. Units 8-10 are a self-contained building with clear span space and two ground level loading doors. Internal WC. Potential to add temporary offices.

**Accommodation**

The following are approximate gross internal areas:

1,338 sq m (14,400 sq ft)

Office space may also be available at the adjacent CORE building

**Business Rates**

The property has a rateable value assessment of £30,250 giving a rates payable for 2024/25 of £15,095. Prospective occupiers should check this information with the rates dept. at Bassetlaw District Council.

**Tenure**

Units 8-10 are available to let on flexible lease terms at a rent of £57,600 per annum. There is an additional service charge contributing to the maintenance of the external common areas.

**VAT**

VAT will be charged on the rent.

**Legal Costs**

Each party to pay their own costs.

**EPC Rating**

EPC band C.

**Viewing & Further Information**

**Brown & Co**

3 Grove Street

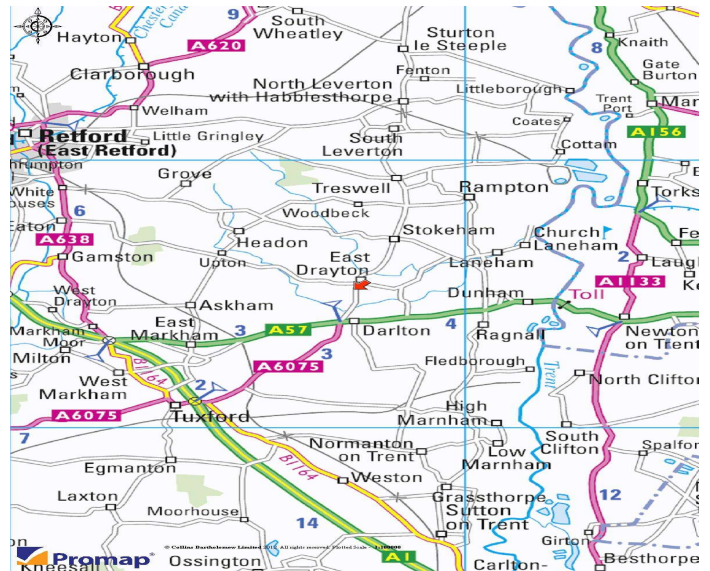
RETFORD

DN22 6JP

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Details prepared November 2024



**IMPORTANT NOTICES**

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