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The Randall Business Centre, Trinity Park, Retford

From £200 per month all inclusive (other than rates)

Flexible serviced offices

- Communal kitchen/staff breakout area, board room and gym
- Allocated parking
- Prominent building fronting the estate
- EPC band C

Offices of 11.7 sq m to 104.23 sq m (126 sq ft to 1,122 sq ft)
and combinations thereof to meet larger requirements (subject to availability)

Location

The property is located off Randall Park Way to the front of the Trinity Park Estate in Retford.

Retford is a vibrant and attractive market town with an immediate population of approx. 22,000 and a 10 mile radius population of 216,700 (Source EGi Town Report).

Description

The Randall Business Centre is a modern two storey office building. The building has a communal reception (unmanned), kitchen/staff area, board room, gym (with equipment) and a lift. The building is split into a number of private offices with locking doors. All offices have power, lighting and internet access. The building is alarmed along with CCTV cameras. Tenants have access 24/7.

Tenants get designated spaces in the front car park.

Accommodation/rents

Available July 2023:

Suite 3a 318 sq ft at £500 per month + VAT

Suite 3b 160 sq ft at £250 per month + VAT

Suite 4a 233 sq ft at £260 per month + VAT

Suite 4b 126 sq ft at £200 per month + VAT

Suites 4a and 4b can be combined and have a interconnecting door.

Please check with the agents the up-to-date availability.

Business Rates

Individual offices will be subject to assessment for business rates which are payable by the tenant. However, we would anticipate rateable value assessments for individual offices will be below the £12,000 threshold giving qualifying tenants 100% relief. You should confirm this information with Bassetlaw District Council tel. 01909 533533.

Planning

Offices. Alternative uses may be appropriate subject to planning.

Tenure

Offices at to let on a simple "in-house" agreement prepared by the owners for a term of 12 months.

VAT

VAT may be charged on rents.

Legal Costs

Each party to pay their own costs if applicable.

EPC Rating

The building has an energy performance certificate (EPC) band C.

Viewing & Further Information

Brown & Co

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