



**HIGH QUALITY SELF-CONTAINED OFFICES, OPEN PLAN,  
FULLY FURNISHED WITH CAR PARKING**  
**3,396 - 6,792 SQ FT**

**Rent: On Application**

Offices  
Rossington Business Park  
West Carr Road  
Retford  
Nottinghamshire  
DN22 7NN

- All inclusive rent. Rent includes business rates, service charge, utilities and cleaning.
- Open plan offices inc. separate meeting rooms and kitchenette
- Good on-site car parking
- C.10 minute walk to Retford railway station - LNER services
- Secure business park environment
- Good access to local workforce

## OFFICES, ROSSINGTON BUSINESS PARK, WEST CARR ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7NN

### The Opportunity

High quality self-contained offices, open plan, fully furnished offices with car parking.

All inclusive rent. Rent includes business rates, service charge, utilities and cleaning.

Available as a whole, or on a floor by floor basis.

Retford railway station with c.10 minute walk - LNER services

### Location

The property is well located on West Carr Road, Retford offering quick and easy access to the A1 north and south, alongside A57.

Retford railway station is a c.10 minute walk offering both regional and national rail services inc. direct to London via LNER. LNER also connecting with the north east and Scotland

Retford is within a short distance offering a wide range of amenities

### Description

High quality self-contained, fully furnished, open plan offices with car parking.

All inclusive rent. Rent includes business rates, service charge, utilities and cleaning.

### Specification

Self-contained with own entrance

Open plan offices

Comfort cooling

Fully furnished

Carpeted

Suspended ceilings with LED lighting

Separate meeting rooms

Kitchenette to each floor

External parking

WC's

	Sq Ft	Sq M
Rossington Business Park	3,396	315.49
Rossington Business Park	3,396	315.49
<b>TOTAL</b>	<b>6,792</b>	<b>630.98</b>

### Sustainability

EPC - C

### Workforce & Demographics

Well located with good labour drive time demographics

### Planning

B2/B8

### Tenure

Leasehold - Available by way of sub-lease expiring August 2033

### VAT

Applicable

### Legal

Each party to bear their own costs

