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Unit 7 Amelia Court, Swanton Close, Retford, DN22 7HJ

TO LET on a stepped rent – yr 1 £23,000; yr 2 £24,000; yrs 3,4 & 5 £25,000 pa

Prestigious modern two storey self-contained office

- High specification
- Excellent car parking provision
- Fully DDA compliant including lift
- EPC TBC

182.46 sq m (1,964 sq ft)

Location

Amelia Court is located on Trinity Park to the front of the Hallcroft Industrial Estate just off The Great North Road and on the edge of the attractive market town of Retford.

Retford has a mainline railway station with a journey time to London of only 1.5 hours.

The A1(M) is approx. 5 miles away with onward links to the M18/M180, M1 and M62.

Description

Amelia Court is a prestigious and well-established office development offering a unique mix of high specification flexible buildings.

Offices are situated in a purpose-built campus style development. Unit 7 Amelia Court is now available and is fully DDA compliant with lift access and disabled WC facilities as well as excellent car parking ratios.

The property incorporates versatile office space with the ability to split each floor. The office is accessed via a light and airy reception off which is the WC accommodation including a WC suitable for disabled access. The downstairs office space has been partitioned for private offices/meeting rooms etc. Upstairs is a large open plan space with a separate office suitable for separate meeting space.

The estate benefits from maintained grounds, 24hr CCTV and a security access control system to provide tenants access 24 hours a day.

Accommodation

Total gross internal area:
182.46 sq m (1,964 sq ft)

Services

Not tested by the agents.

Business Rates

The property is assessed to rateable value £20,750 giving a rates payable for 2026/27 of £8,964. Prospective tenants should check this information with Bassetlaw District Council tel. 01909 533533.

Planning

New Class E covering a range of uses including offices, retail, medical, day centre, nursery etc.

Tenure

To let on a new 5 year lease (with a tenant break at the end of the 3rd year if required) on a stepped rent incentive basis:

Year 1 £23,000 + VAT
Year 2 £24,000 + VAT
Years 3,4 & 5 £25,000 pa + VAT

The landlord requires a 3 month rent deposit repaid at the end of the lease.

Other current charges:

Estate Service Charge @ £979.36 + VAT

CCTV @ £365.50 + VAT

Estate Insurance Charges @ £285 per annum

VAT

Rents and other charges are subject to VAT.

Legal Costs

Each party to pay their own.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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Brochure prepared Aug 2026



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