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Elkesley Park, Gamston Airport, Gamston, Retford, DN22 0QL

£150,000 pa To Let

Modern warehouse/industrial unit on fenced and gated site

- 5.5m eaves rising to 7.25m at central apex
- Office and welfare pods
- Adjacent to Gamston airport and the new Thatcham Research vehicle and road safety facility
- EPC Band C

2,620 sq m (28,200 sq ft)

Location

The property is located adjacent to Gamston airport just off the A1 Retford/Ollerton B6387 junction.

Nearby 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). The town's population is planned to grow significantly with 12,000 new homes to be built over the next 15 years.

Travel distances:

- Sheffield 30 miles
- Nottingham 30 miles
- Lincoln 20 miles
- Worksop 12 miles
- M1 16 miles

Description

The property is a modern warehouse building on the edge of Gamston airport which was a WW2 airfield and is now the home of Thatcham Research and other businesses.

The building is in a fenced and gated site with a front ground level loading door and two rear doors. The internal space is clear span with a min eaves height of 5.5m and a central apex height of 7.25m.

To the front is a prefab style office pod and welfare pod with staff area and WC.

Accommodation

Total Gross Internal Area approx.:

2,620 sq m (28,200 sq ft)

Business Rates

The property is assessed to rateable value £72,000 giving a current rates payable for 2024-25 of £39,960.

Planning

Storage and distribution.

Tenure

To let on a new lease for a term to be agreed at a rent of £150,000 per annum exclusive.

VAT

VAT is chargeable on the rent.

Legal Costs

Each party to pay their own legal costs.

EPC Rating

Band C.

Viewing & Further Information

Brown & Co

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RETFORD

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Brochure prepared in January 2025



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