



**Bulcote Business Park**  
Retford, Nottinghamshire, DN22 7AR

**36 Workshop/Storage Units To Let from 600 to 2050 sq ft**





# TO LET - Bulcote Business Park, Retford, Nottinghamshire



**Bulcote Business Park**



**Opportunity to occupy premises on a newly developed industrial estate in Retford's foremost business location, offering high tech industrial units and grade A office space.**

- Newly developed modern industrial estate
- High standard of specification
- A range of brand new units available
- Opportunity to be the first occupants
- Electrically operated roller shutter access door
- 3 phase or single phase power supply
- CCTV and ambient external LED security lighting
- Cabled ready for BT broadband connection
- On site car parking
- Secure gated access
- Potential for 100% Small Business Rates Relief
- Ranging from 604 sq.ft. - 2,049 sq.ft.
- From £550 per month plus VAT
- Short lease terms available



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# Newly developed industrial estate with high spec units

## Location

Bulcote Business Park forms part of the larger Trinity Park development which is Retford's foremost business location encompassing a range of business units from High Tech Manufacturing through to Grade A offices. The location has proven popular with Trade Counter type operators with MKM Builders Merchants, House Proud and Green Bros Electrical all being represented on the estate.

Bulcote Business Park is located some 2 miles north of Retford Town centre and accessed from Randall Park Way which connects the A638 giving access to Retford Town Centre to the South and Doncaster (17 miles) to the North. Communication links are excellent with access to the A1 north and south at Ranby, some 5 miles distant.

## Accommodation

Units will range in size from 604 to 2,049 sq.ft (56.1 to 190.4 sq.m) with accommodation arranged in 5 terraces.

Eaves heights range from a minimum of 3.7m for the smallest units through to 4.5m for the larger units.

## Description

Bulcote Business Park is a purpose built, multi-let industrial estate that has been designed to provide affordable business space for occupiers seeking high quality accommodation in a safe and secure environment.

36 individual and self contained units are planned for the site which will benefit from secure gated access and CCTV.

The specification will include:

- Electrically operated roller shutter access door
- High security steel pedestrian access door
- Disabled/enabled WC accommodation
- Insulated translucent roof lights
- 3 phase or single phase power supply
- Painted concrete floor and walls
- LED lighting
- CCTV and ambient external LED security lighting
- Cabled ready for BT broadband connection
- A mix of brick and profile elevations
- On site car parking
- In addition, bespoke office and mezzanine storage accommodation can be provided upon request.

## Tenure

Each unit will be let on a standard lease for a fixed term of either one or two years with rent payable monthly in advance by Bankers Standing Order. They will be on a fully repairing and insuring basis and incorporate a service charge for communal maintenance and the provision of services.

Each unit will be let on a standard lease for a minimum one year fixed term with rent payable quarterly.

## Business Rates

We anticipate that the rateable value of the individual units would ensure that the majority of occupiers would qualify for Small Business Rates Relief which should result in no business rates being payable.

## Services

Mains water, drainage and electricity will be connected to the property. This will be separately metered and managed by the Landlord and billed monthly on a prepaid/top up facility and operated through an internet portal.

## Service Charge

A contribution will be payable towards a service charge for the upkeep of the site.

## Buildings Insurance

A contribution will be payable towards the building insurance.

## Legal Costs

A contribution of £125 plus VAT will be payable towards the Landlord's costs for preparation of the lease.

## EPC

The scheme has a predicted EPC Rating of C. Actual EPC's will be available upon completion.

## Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

## VAT

The scheme is opted to tax and therefore all billing from the Landlord is subject to VAT at the prevailing rate.

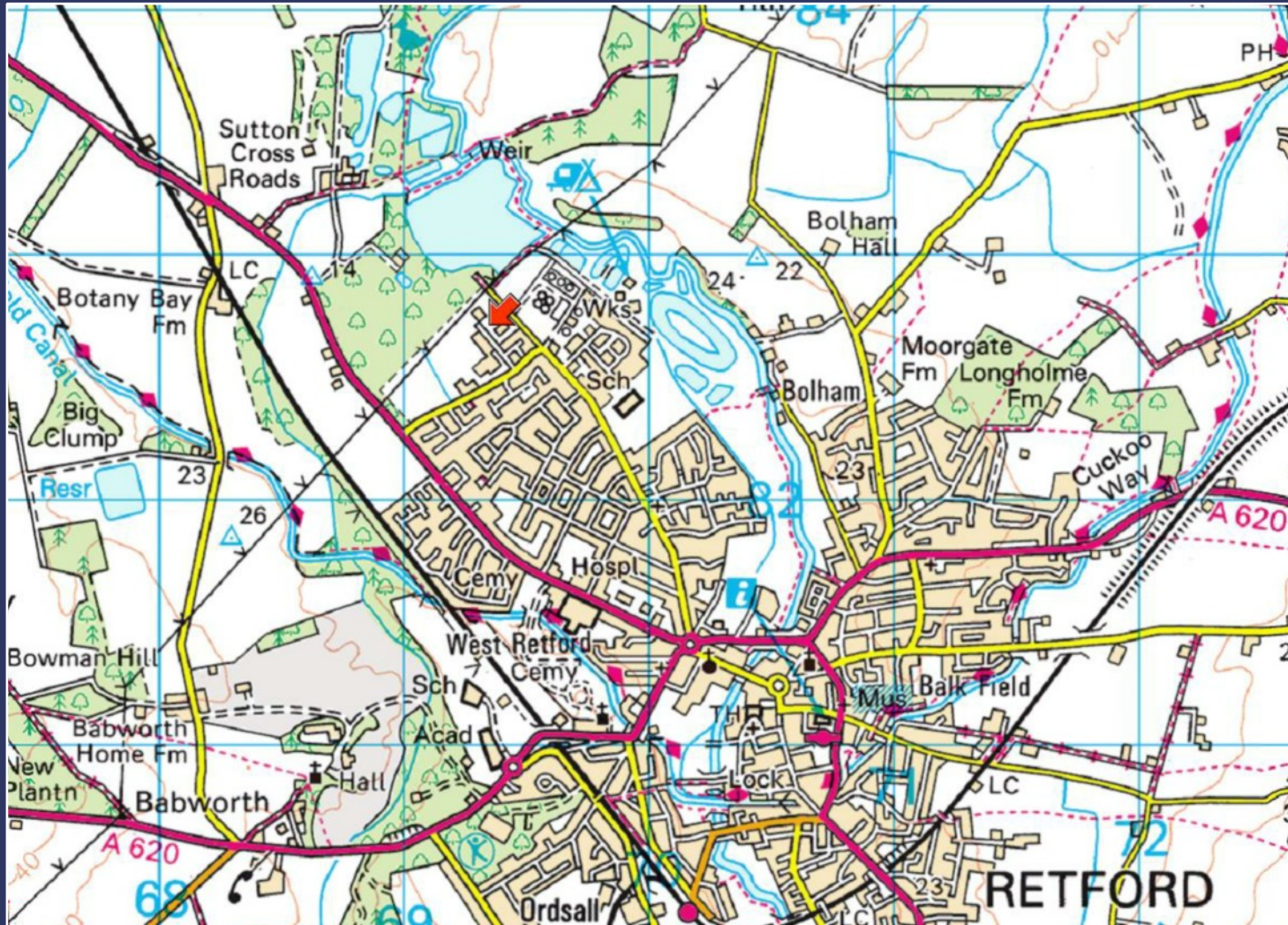
## Viewings

Strictly by prior arrangement with the agent.

Unit	Size Sqm (SqFt)	Rent Per Annum
1-4	113.8 (1,225)	£10500
5-12	66.5 (716)	£6600
13-20	99.3 (1,068)	£9000
21-24	128.7 (1,385)	£11280
25	190.4 (2,049)	£17000
26-36	56.1 (604)	£5400



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## Approximate Travel Distances

## Locations

- 2 Miles North of Retford Town Centre
- 6 Miles to A1, Blyth

## Sat Nav Post Code

- DN22 7AR



## Nearest station

- Retford Train Station



## Nearest Airports

- Doncaster Sheffield Airport



**Please note:** Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.