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The Granary, Manor Business Park, East Drayton

£7,000 pa To Let

- Converted former granary
- Ground and first floor offices
- Kitchen and WCs on ground floor
- Air conditioned (heating and cooling)
- Parking
- EPC band B

433.39 sq m (467 sq ft)

Location

The property is located on the prestigious Manor Business Park, adjacent to The Core building, at East Drayton within 1 ½ miles of the Markham Moor Interchange on the A1. Nearby towns include Retford, Newark, Worksop and Lincoln.

From the Markham Moor A1 junction take the A57 turning left to East Drayton marked by an agency board. Sat. Nav. postcode DN22 OLG.

Description

The Granary provides quality office accommodation over ground and first floors in a fully self-contained building.

On the ground floor is a single office along with WCs and a small kitchen. The first floor provides two office areas and a small informal meeting area at the top of the stairs.

The premises benefit from air conditioning (heating and cooling) and are well presented throughout. The property has a security alarm.

Accommodation

The following are approximate net internal areas (exclude stairs, corridors etc.):

Ground floor office	16.33 sq m
Kitchen	2.60 sq m
First floor office 1	14.60 sq m
First floor office 2	9.86 sq m
TOTAL	43.39 sq m (467 sq ft)

Business Rates

The property is assessed to rateable value £2,700 giving a rates payable of £1,307 for 2016/17. The new 2017 list shows a rateable value of £5,900 (this is not the rates payable). Qualifying small businesses will benefit from up to 100% small business rates relief. The Prospective tenants should check this information with the rating authority.

Planning

B1 offices.

Tenure

The Granary is to let on a new lease for a term to be agreed at a rent of £7,000 per annum exclusive

VAT

VAT will be charged on the rent.

Legal Costs

Each party to pay their own.

EPC Rating

Band B.

Viewing & Further Information

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Brochure prepared in December 2016.

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