

**enterprise park**  
RETFORD

**High specification office buildings**

Available to let 1,308 sq ft - 5,321 sq ft

[www.enterpriseparkretford.co.uk](http://www.enterpriseparkretford.co.uk)

# The detail

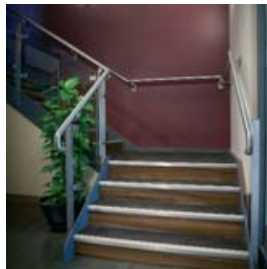
The buildings mix traditional appearance with modern technology and efficiencies

East Coast Main Line rail network - London in approximately 90 minutes...

motorway network...regional airports...

centralised UK location...

High quality office buildings currently in the course of construction with unit 2 already let. Available to let as a whole or can be split into individual units with car parking facilities.



## The Development

Enterprise Park is a brand new development of three, with a fourth proposed unit, of quality detached office buildings set around a landscaped site with excellent access to the A1 motorway and regional road network.

The development provides headquarter style buildings targeted at local, regional and national businesses alike offering a traditional design whilst incorporating modern technology and efficiency.

## The Details

The specification has been carefully considered to provide an attractive and comfortable working environment for your business utilising only the highest quality of materials. The buildings include the following specification.

- Landscaped environment
- Secure site with excellent car parking
- Open plan office environment
- Hardwood & stainless steel finishes
- Full height glazing to front elevation
- Canopied entrances
- Under floor heating to reception areas
- Platform lift in glazed shaft
- High level of natural ventilation
- High level of natural daylight
- Artificial lighting control system
- High levels of thermal insulation



**Option 1 - Detached Building**

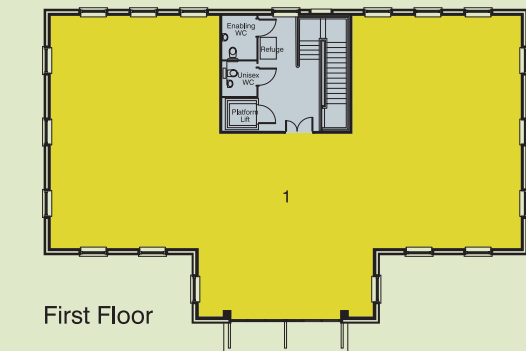
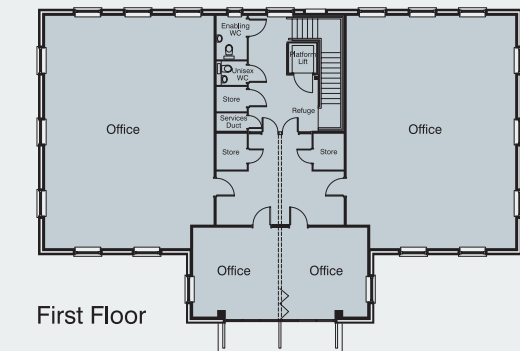
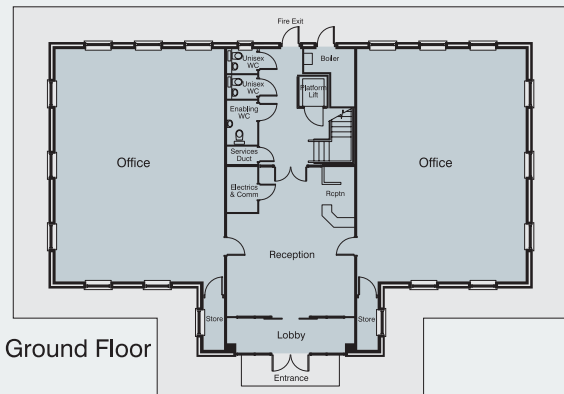
Extends to a floor area 494.32 sq m (5,321 sq ft).

**Option 2 - Split into Three Units**

Accommodation 1: Floor area 276 sq m (2,970 sq ft)

Accommodation 2: Floor area 121.6 sq m (1,308 sq ft)

Accommodation 3: Floor area 121.6 sq m (1,308 sq ft)



*The dimensions stated are subject to final on site measurement.*

build quality  
to the highest  
specifications

# Enterprise Park | Enterprise Way | Retford Nottinghamshire | DN22 7HH

## Drive time table (approximate)

Newark	-	31 minutes
Doncaster	-	31 minutes
Lincoln	-	37 minutes
Sheffield	-	46 minutes
Nottingham	-	50 minutes



## The location

### Amenities

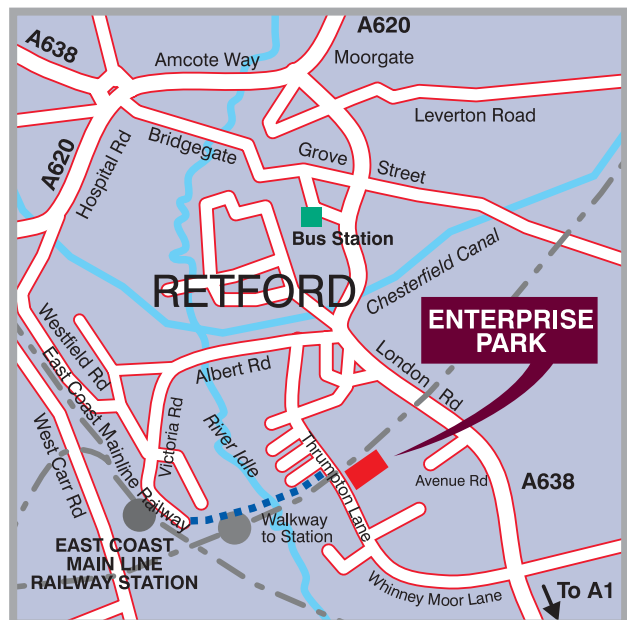
Retford GNER main line railway station - Under 5 minute walk.

Retford Town Centre - 5 minute walk.

Retford Bus Station - 5 minute walk.

Retford is located just east of the A1 as is well served by the major road network (A1/A614/A57) whilst the international airports of Robin Hood Doncaster Sheffield and Nottingham East Midlands are 15 and 48 miles away respectively.

Enterprise Park is located less than 0.5 miles from Retford Town Centre and only under a 5 minute walk to Retford GNER mainline station with services available to London in under 90 minutes.



● ● ● ● ● Walkway to Mainline Railway Station only 5 minutes walk from Enterprise Park

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PROPERTY MISDESCRIPTION ACT 1991 All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely upon information provided and they do not form part of any contract or warranty and accordingly:

- 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given.
- 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase.
- 3) Information on rating assessments, availability of services and Town and Country Planning matters have been obtained by an oral enquiry to the appropriate planning authority. The Agents do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease.
- 4) Detailed tests have not been undertaken on services, central heating installation, plumbing installation, electrical installation etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations.
- 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary.

A Development by Langley Homes Limited  
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[www.enterpriseparkretford.co.uk](http://www.enterpriseparkretford.co.uk)

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