

**enterprise park**  
RETFORD

## **2 High specification office buildings**

Available for sale or lease  
5,321 sq. ft each

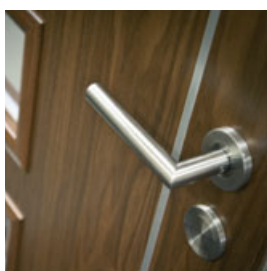
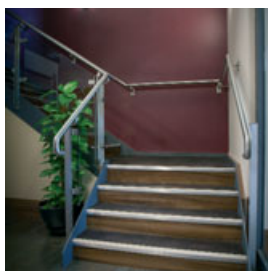
# The detail

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

motorway network...regional airports...

centralised UK location...

Headquarter style buildings offering a traditional design whilst incorporating modern technology and efficiencies



## 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.

## The Details

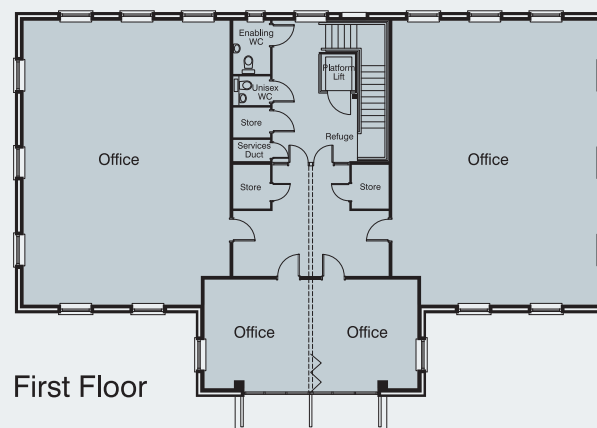
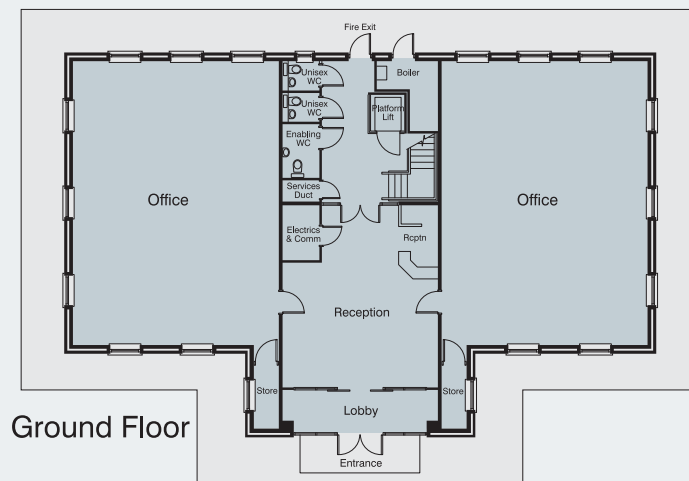
The specification has been carefully considered to provide an attractive and comfortable working environment for your business utilising only the highest quality of materials. The buildings include the following specification.

- 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

## Detached Building

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





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

build quality  
to the highest  
specifications

## 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

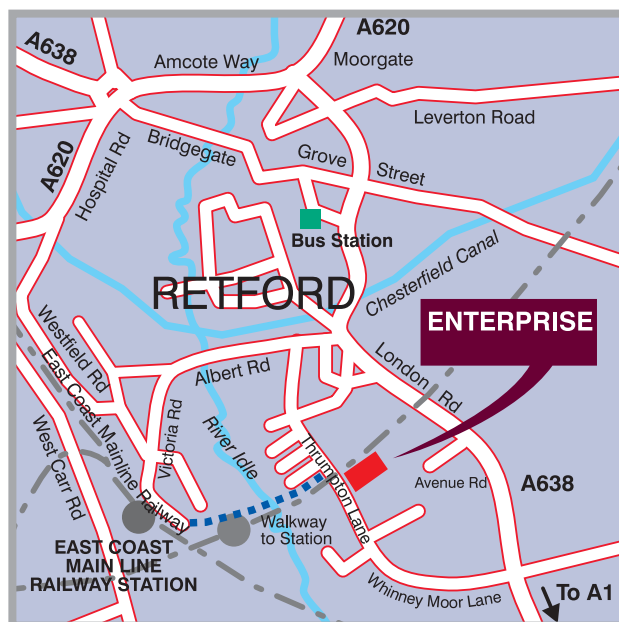
Retford GNER main line railway station - approx. 5 minute walk.

Retford Town Centre - approx. 5 minute walk.

Retford Bus Station - approx. 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 Way is located less than 0.5 miles from Retford Town Centre and only approx. a 5 minute walk to Retford GNER mainline station with services available to London in approx. 90 minutes.



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

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.

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