



Office Space, Ballards Business Park, Old London Road, Markham Moor, Newark, DN22 0TE

Serviced office space to let

A1 Main Road location

Available immediately - £100 + VAT per week inclusive

First floor with shared on site amenities

Parking space per office

Location

Markham Moor is located close to Retford, A Nottinghamshire market town which still retains its markets on Thursday, Friday and Saturdays with a monthly farmers market. The town is a central point for many of the surrounding towns and villages and as such the town has attracted and maintained a good number of national occupiers and retailers. Retford is well placed for taking advantage of the surrounding centres of Sheffield, Doncaster, Lincoln, Worksop and Nottingham.

The A1 is within approximately 1 minute's driving distance.

Property Description

The office space is located on the first floor of the head office building that is owned and occupied by Ballards removals. The offices are presented in immaculate condition and would make a perfect home for a small local business looking for a professional environment to base from.

Accommodation

The office space is available and would accommodate a team of 3 people. The offices benefit from shared w/c's and a shared fully fitted kitchenette.

Amenities

Additional office space is available if required.

The office space will have restricted access between 8am and 6pm Monday to Friday.

Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.

Service Charge

Not applicable

Terms

The office space is offered to let on a new lease with flexible terms, minimum initial period is expected to be 12 months. The rent is £100 per week (£5200) per annum plus vat, this includes all utilities and rates but excludes phone and broadband.

Rates

Not applicable

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

The landlord will provide a lease agreement, the incoming tenant will be expected to contribute £250 towards the drafting of the lease.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

Onsite parking will be available for tenants, staff, and visitors to site.

Other

P & F Commercial is the trading name of F & P Partners Ltd and was formerly known as Moores Commercial. All emails sent to Moores Commercial will be forwarded to P & F Commercial and all data held by F & P Partners Ltd. will remain unchanged by the rebrand.



Contact Details

4 Melton Road
Whissendine
Oakham
Rutland
LE15 7EU

www.pandfcommercial.com

Email: office@pandfcommercial.com

Tel: 01664 431330