



Ballards Business Park - Office To Let

Old London Road, Markham Moor, Newark, DN22 0TE

Serviced office space to let

3 Desks

- A1 Main Road location
- Available immediately - £100 + VAT per week inclusive
- First floor with shared on site amenities
- Parking space per office

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Summary

Available Size	3 Desks
Rent	£5,200 per annum
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
Car Parking	On site parking will be available for tenants, staff and visitors to site
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	Upon Enquiry

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 accommodating a team of 3 people. The offices benefit from shared w/c's and a shared fully fitted kitchenette.

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 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 minutes driving distance.

Accommodation

Name	sq ft	sq m	Availability
1st - First floor office space to let - 2-3 persons	255	23.69	Available
Total	255	23.69	

Viewings

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

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.

Amenities

Additional office space is available if required.

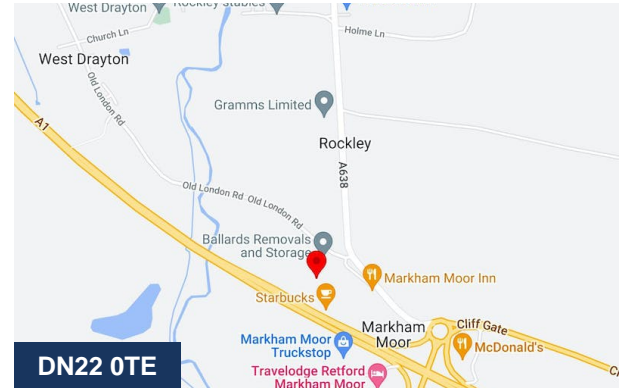
The office space will have restricted access between 8am and 6pm Monday to Friday.

Services

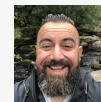
We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Legal Costs

The landlord will provide a lease agreement, the ingoing tenant will be expected to



Viewing & Further Information



Ben Freckingham

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contribute £250 towards the drafting of the lease.

Other

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