

**fisher  
german**

# Unit 5 Quantum Business Park

Infield Lane, Retford, DN22 0AL

Leasehold  
Industrial Unit

338 Sq.ft



**To Let | £6,000**

## Further information

### Rent

The rental for this property is £6,000per annum

### Tenure

Leasehold

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Services

We have been advised all main's services are connected to the site, there is no water connected directly to the unit. There is a septic tank located on site. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Service Charge

A service charge is payable of £60 pcm in respect of the upkeep of the common parts.

Water £15 pcm

Septic £30 pcm

Electricity - 10p per day standing charge and 32p per unit

### Business Rates

No rates payable

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### Location

Address: Unit 5 Quantum Business Park, Infield Lane , Retford, DN22 0AL

What3words: ///vocal.caressed.duke

### Viewings

Strictly by prior arrangement with the sole agents.





## Description

The Unit comprises of a single storey office structure with timber cladding under the flat roof.

Internally, the unit comprises of a singular room, with WC accommodation located on the site.

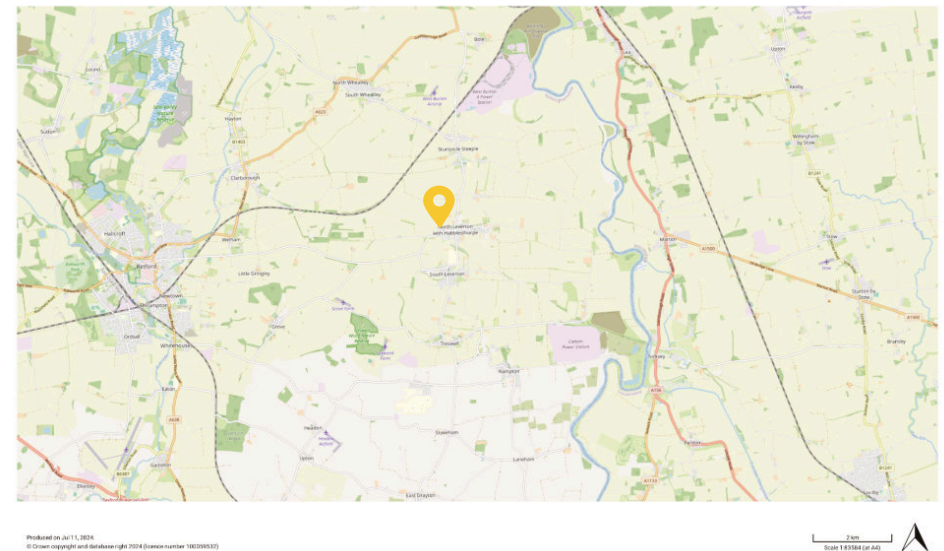
Externally, the site has ample car parking, extensive space for vehicle manoeuvring and tarmacadam surfacing around the site. Large amounts of open areas are also present around the site ensuring good access to all commercial units.

## Location

The unit is located on Quantum Business Park which is well accessed by Infield Land via a gated site entrance. The property is located in Habblestone which is on the eastern side of North Leverton. The village is well serviced by a variety of local amenities including: a public house, village hall, primary school and post office/ convenience store.

Larger towns located close to the property include Retford which lies 5 miles to the west and Gainsborough approximately 8.6 miles away.

Due to its proximity to Retford, the property is well connected via road networks including the A1(M) approximately 10 miles west, which gives good access to the M18, M1 and the M62. The property is also well connected by the A57 and A631.



### Locations

Lincoln: 18.7 miles  
Newark: 24.8 miles  
Sheffield: 40 miles

### Nearest station

Retford: 6.7 miles

### Nearest airport

Humberside: 35.6 miles

Unit 5 Quantum Business Park, Infield Lane, Retford, DN22 0AL

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2025. Photographs dated July 2024.



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