



Retford Hospital, North Road, Retford, DN22 7XF

Office accommodation available in a desirable central Retford location

- Office accommodation split over two floors
- Secure coded access
- Strong connectivity Via A638 and A620 with links to the A1(M)
- Excellent motorway access
- Suitable for medical, clinical, office or professional uses
- On-site car parking
- Located in a recognised medical and professional setting
- <https://w3w.co/putty.cattle.pill>

Summary

Available Size	1,106 to 3,560 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
Car Parking	On-site Car Parking Available
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	C

Description

A first and second-floor office accommodation is available to let on a floor by floor basis or it's entirety at Retford Hospital, offering flexible office or clinical services. The building benefits from a secure coded access and on-site parking is available for staff and visitors. The property presents a well-located opportunity for office, professional or medical occupiers, available immediately.

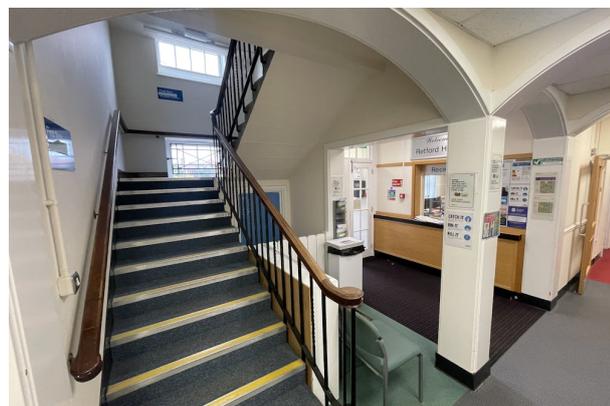
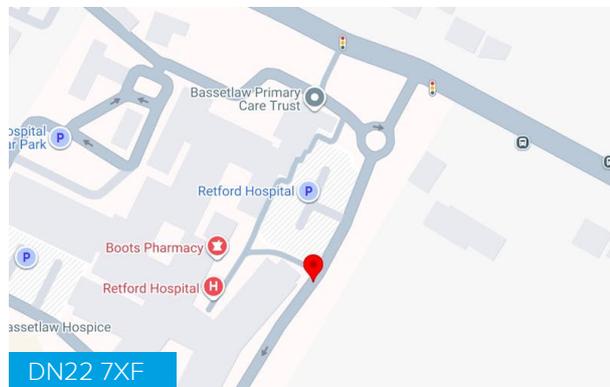
Location

Retford Hospital is located on North Road, a short distance from Retford town centre, providing easy access to local amenities and services. Retford benefits from excellent transport connectivity, with the A638 and A620 linking directly to the wider road and network and the A1(M). Retford railway station provides mainline services as well as regular regional connections to Doncaster, Lincoln and Sheffield.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor	2,454	227.98	Available
2nd - Second Floor	1,106	102.75	Available
Total	3,560	330.73	



Viewing & Further Information

Daniel Clinch

01609 797 330 | 07947990224

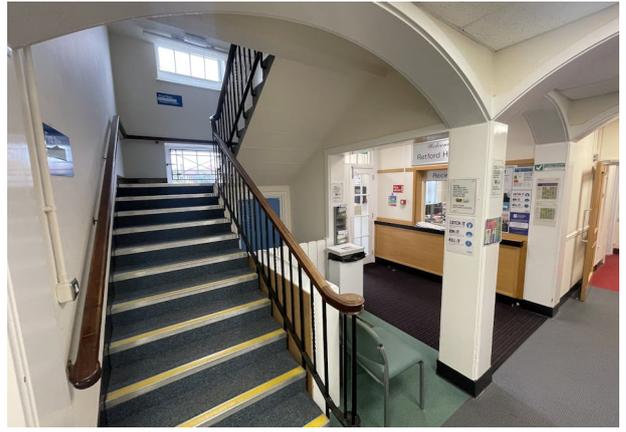
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RETFORD HOSPITAL OFFICES

Retford Hospital, North Road,
Retford, DN22 7XF

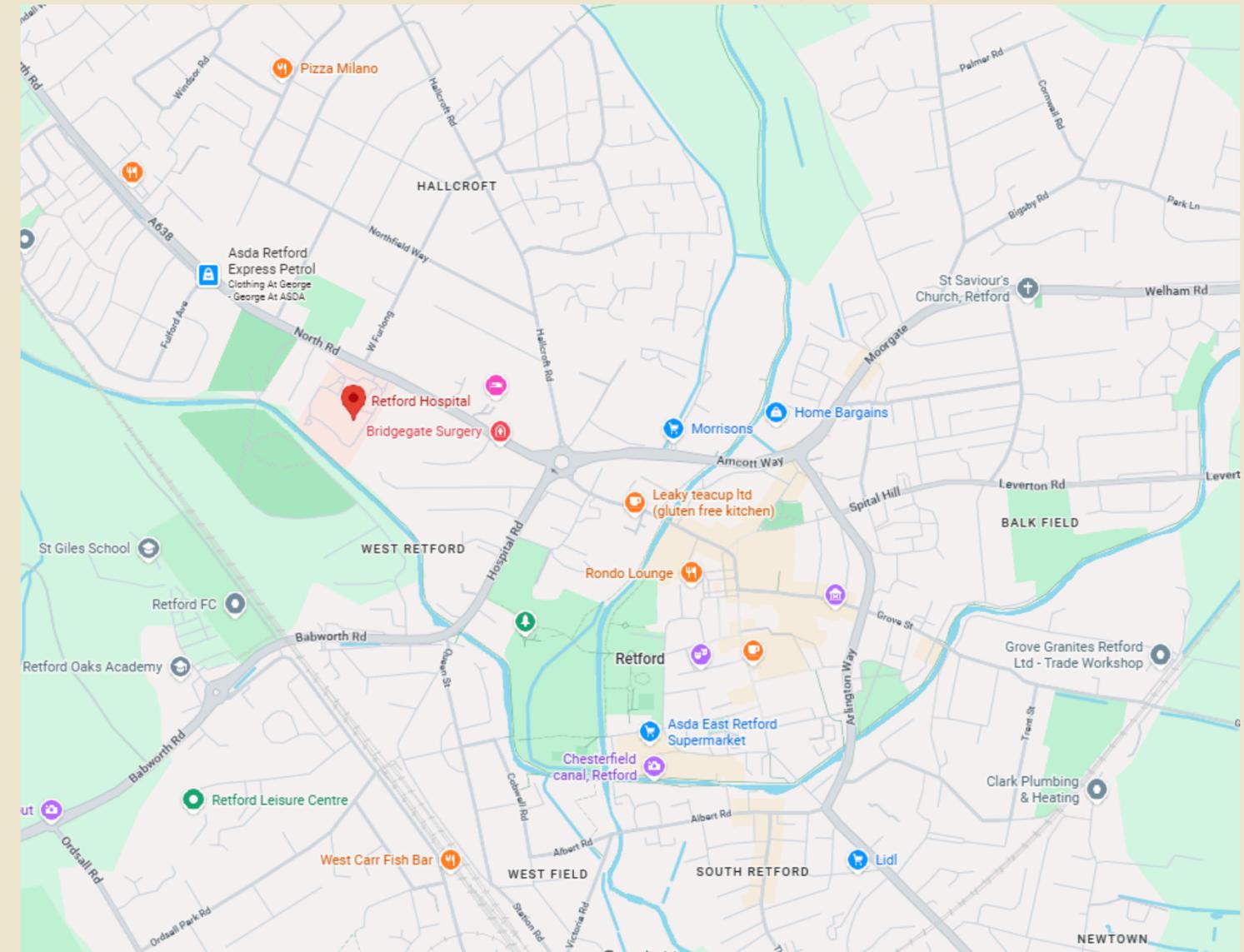
TO LET



YOUR PROPERTY PARTNER OF CHOICE

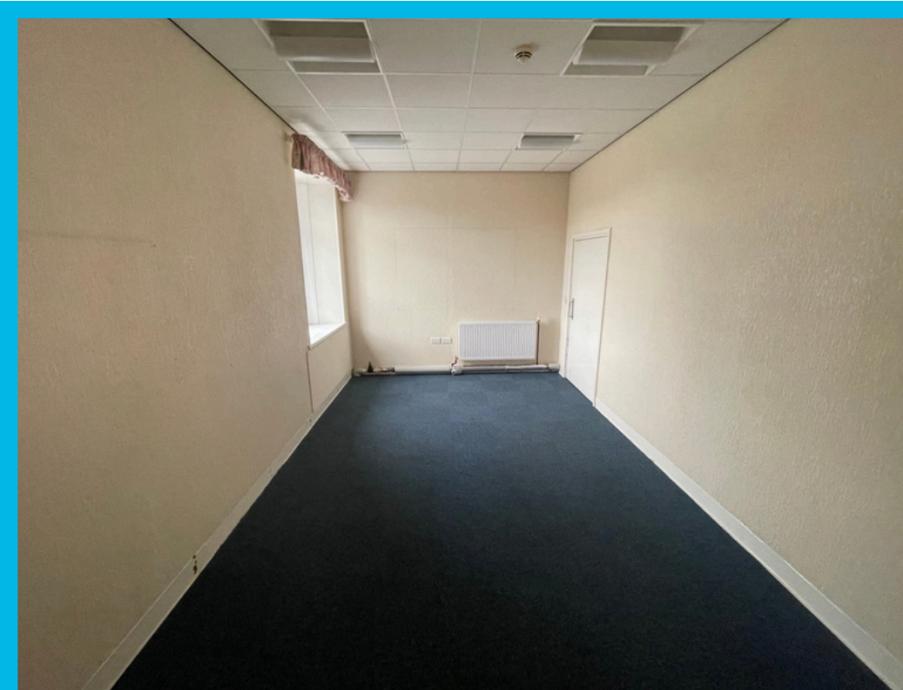
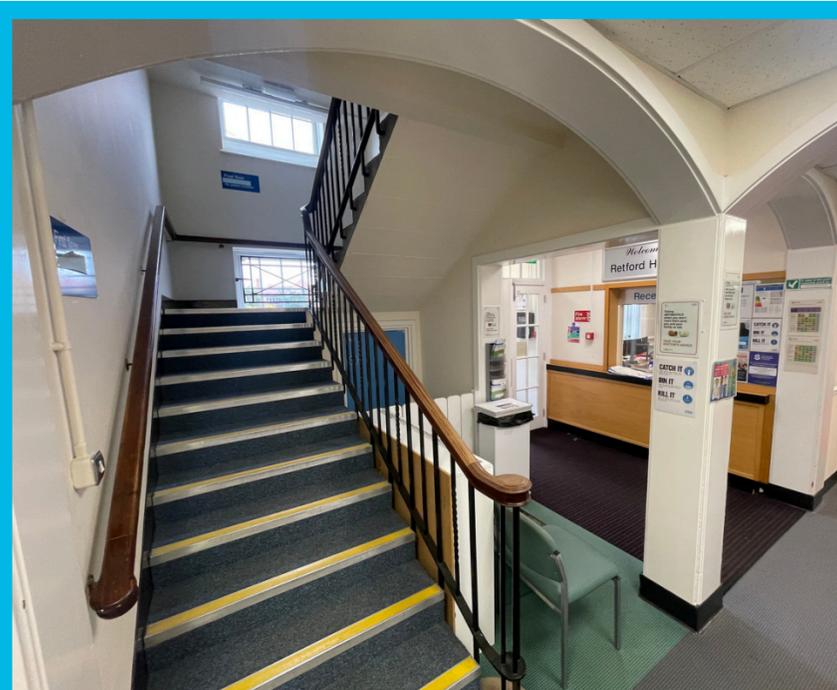
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TO LET

Use Class (E)



PROPERTY OVERVIEW

DESCRIPTION

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SUMMARY

Available Size	1,106 - 3,560 sq ft
Rent	POA
Business Rates	Upon Enquiry
Total Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	Car Parking Available
EPC Rating	C

ACCOMMODATION

The accommodation comprises the following areas

Name	sq ft	sq m	Availability
First Floor	2,454	227.98	Available
Second Floor	1,106	102.75	Available
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RETFORD HOSPITAL OFFICES

Viewing & Further Information

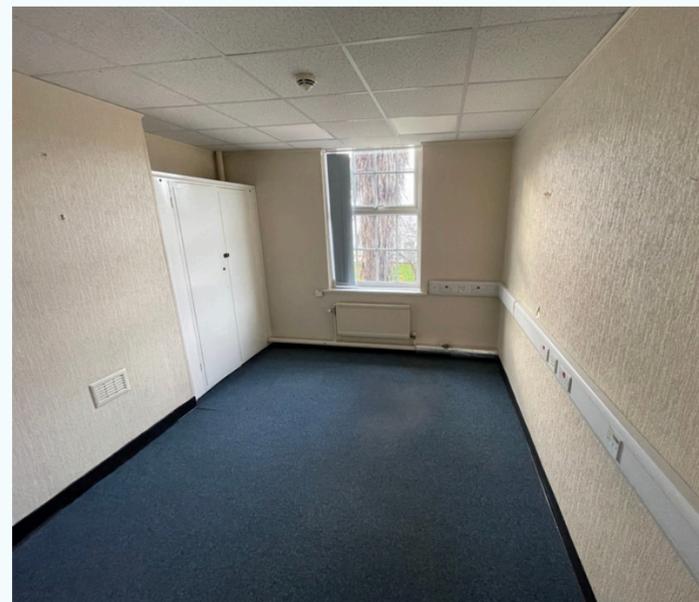


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Energy performance certificate (EPC)

Retford Hospital North Road RETFORD DN22 7XF	Energy rating C	Valid until: 13 August 2029
		Certificate number: 0460-0631-0579-4503-2006

Property type	C2 Residential Institutions - Hospitals and Care Homes
Total floor area	4,384 square metres

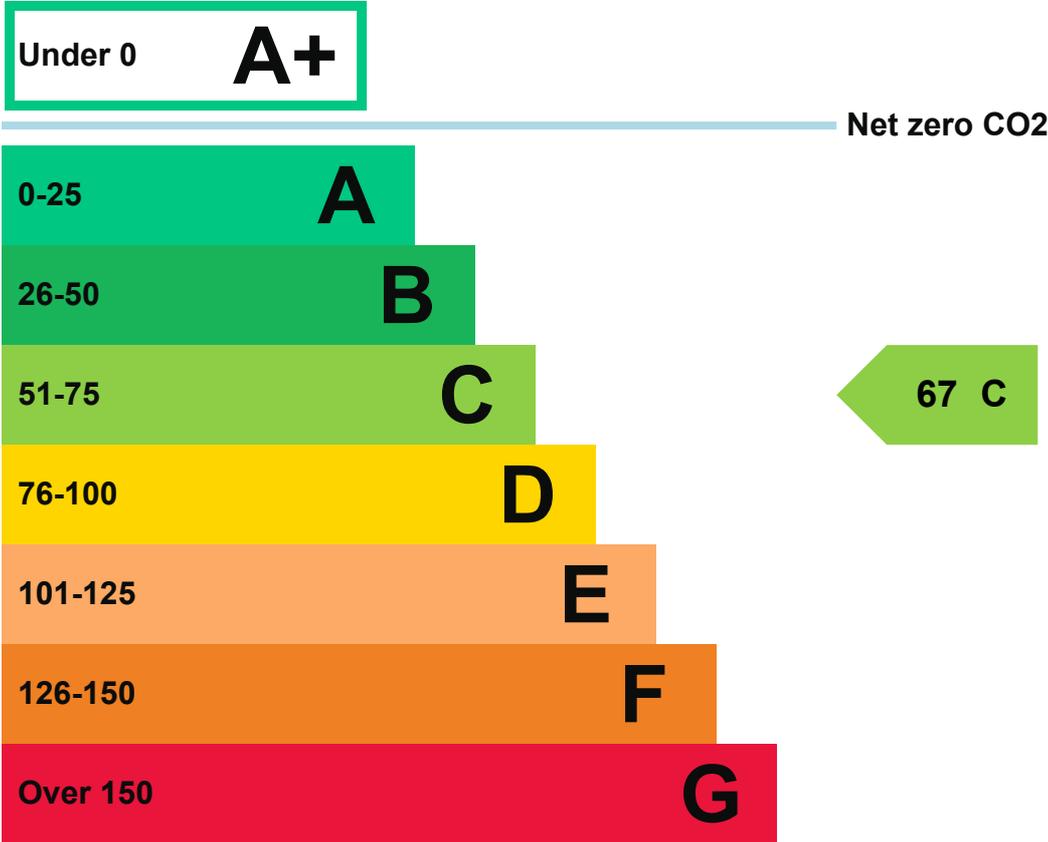
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

20 A

If typical of the existing stock

59 C

Breakdown of this property’s energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	98.19
Primary energy use (kWh/m² per year)	570

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0030-6952-0471-0450-6040\)](/energy-certificate/0030-6952-0471-0450-6040).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Alex Purslow
Telephone	01924669940
Email	epc@compliance365.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206961
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Compliance365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 July 2019
Date of certificate	14 August 2019

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



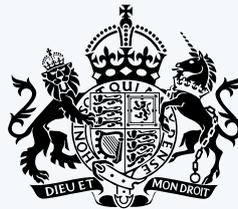
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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