

OFFICES TO LET

Manor Business Park,
East Drayton, Retford
Notts, DN22 0LG

CORE



centre of renewable energy

A unique environment in which to work



High Specification, Out of Town Offices



Carbon neutral, fully serviced, air conditioned offices, meeting rooms, demonstration areas and conference facilities.

Offices from 15.1m² to 123.7m²
or any flexible combination.

www.centreofrenewableenergy.co.uk

Offices to Let

The CORE concept at Manor Business Park

The Centre of Renewable Energy (CORE) comprises the second phase development at Manor Business Park following the high calibre office conversions completed in 2004.

CORE is a landmark building for this area creating a unique environment in which to work, hold meetings and conferences. The latest green technology is employed to ensure energy efficiency and the carbon neutral building provides fully serviced air conditioned productive working space. This bespoke building provides a one stop shop for renewable energy advice and includes:-

- Renewable energy showroom and demonstration areas
- District heating
- Air conditioning from renewables
- Biomass heating
- Woodchip boilers
- Wood pellet boilers
- Solar heating
- Ground source heat pumps
- Air source heat pumps
- Wind turbine electricity
- PV solar electricity
- Rainwater harvesting
- Smart meters
- Energy cost analysis

LOCATION DN22 0LG

This is an impressive facility for those seeking high specification office and meeting premises out of town. Manor Business Park has become synonymous with a quality working environment and lies upon the periphery of the popular village of East Drayton. The village lies just off the A57 from which the A1 is available within approximately 4 miles at Markham Moor. Retford approximately 8 miles, Lincoln approximately 15 miles, Newark approximately 16 miles. Retford is a thriving North Nottinghamshire market town having a population of around 21,000 persons in a Local Authority catchment of around 101,000 persons. Both Retford and Newark have mainline railway stations on the London to Edinburgh Intercity Link and air travel is feasible via Doncaster Sheffield (Robin Hood) and Nottingham East Midlands International Airport.

THE OFFICE AND MEETING ENVIRONMENT

Within this unique business environment high calibre office and meeting space is available with full servicing and air conditioning.

The layout will be welcoming yet productive. True flexibility is afforded with meeting, training and demonstration areas available on a daily basis or offices available to lease individually or as groups or even self contained first floor. The entrance to the building is most impressive with a dual aspect coffee and exhibition area and reception. The working space is well supported by ancillary accommodation of kitchens, WC's and showering facilities meeting all the latest requirements.

FURTHER INFORMATION

Please contact Jeremy M Baguley at Brown & Co on 01777 709112.
Or visit www.centreofrenewableenergy.co.uk
These Particulars were prepared in August 2008.

Schedule of Floor Areas

Ground Floor		
Rowland Hall Room	91.3 m ²	983 sqft
Kingsland Room	15.1 m ²	163 sqft
Training Centre	44.9 m ²	483 sqft
Plant Room	42.4 m ²	456 sqft
Reception	38.6 m ²	415 sqft
Ancillaries:- Reception, Kitchen, Stores, Male & Female WC's, Disabled WC		

First Floor		
Fitness Suite	123.7 m ²	1331 sqft
Eskdale Conference Room	58.8 m ²	633 sqft
Ancillaries:- Kitchen, Store, Male & Female WC, Showers		

Gross Internal Areas

Ground Floor	123.7 m ²	1331 sqft
First Floor	58.8 m ²	633 sqft
Total	598.9 m²	6447 sqft

SERVICES

An array of green technologies utilising sustainable energy resources have been integrated into this carbon neutral development. The working space available is on an air conditioned and fully serviced basis. Shower facilities are also available.

For those seeking tenancies the cost of water, drainage, heating, buildings insurance, exterior and ground maintenance is included within the rental. Additional chargeable services will include reception, telephone answering and video conferencing.

TERMS

Not only are the premises a showcase building for green technology they are also available upon flexible terms ranging from bookable daily meeting rooms to full commercial tenancies with a minimum term of one year being required.

For more information including plans, specification, rentals, rates and terms please contact Jeremy M Baguley at Brown & Co on 01777 709112.



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