

TO LET

Modern Industrial Premises

Unit 9, Willow Industrial Park, Castle Donington, Leicestershire,
DE74 2NP



- Modern industrial unit having a Gross Internal Area of 255.0 sq.m. / 2,743 sq. ft.
- Includes good quality mezzanine offices.
- Highly secure industrial estate having electronically controlled entrance gates.
- Forecourt area for loading and parking for up to 7 cars.
- New lease terms available.

RENT: £25,000 P.A.X.

Location

Willow Industrial Park is situated just off the established Trent Lane Industrial Estate in Castle Donington, being approximately 1.5 miles West of J24 of the M1, providing easy access to East Midlands Airport.

Description

Unit 9 comprises a steel portal framed purpose-built industrial unit of lower block/brick elevations and upper profile metal elevations beneath a pitched steel roof.

The main unit provides open span warehousing with concrete floors, painted block walls, 3 phase electricity, 'Combat' gas blower, overhead tracked loading door (3.1m x 4.5m), fluorescent lighting and Perspex roof lights. The unit has a minimum eaves height of 6m.

The unit includes a ground floor office with carpets, suspended ceilings, category 2 lighting and aluminium framed double glazed window. There is also a store room, disabled WC and kitchen facilities.

There is additional office accommodation at mezzanine level, being well equipped with carpet, heater, suspended ceilings with modern lighting and dado-level trunking. The offices have a high quality, modern fitted kitchen facility.

To the outside the property is set within a landscaped plot having a tarmac surfaced forecourt providing good loading facilities and car parking for up to 7 cars.

Entry to the site is controlled via a sliding electronic security gate, activated by an entrance card system and also linked via an intercom to the unit.

Accommodation

Description	sq mtrs	sq ft
Unit	162.3	1,746
Mezz Offices	92.7	997
Total Gross Internal Area:	255.0	2,743

Services

It is understood that 3-phase electricity, water, gas and drainage are connected to the property.

Rates

It is understood that the Rateable Value of the property is £19,250 according to the VOA website.

Service Charge

A service charge is payable towards site maintenance and repair of all communal areas.

Lease Terms

The property is available by way of a new full repairing and insuring lease, for a negotiable period of time, subject to three or five yearly rent reviews where appropriate.

Rent

£25,000 per annum exclusive of rates and all other outgoings.

Legal Costs

Each party is responsible for their own legal costs in connection with the transaction.

VAT

VAT is applicable at the prevailing rate.

EPC

In preparation.

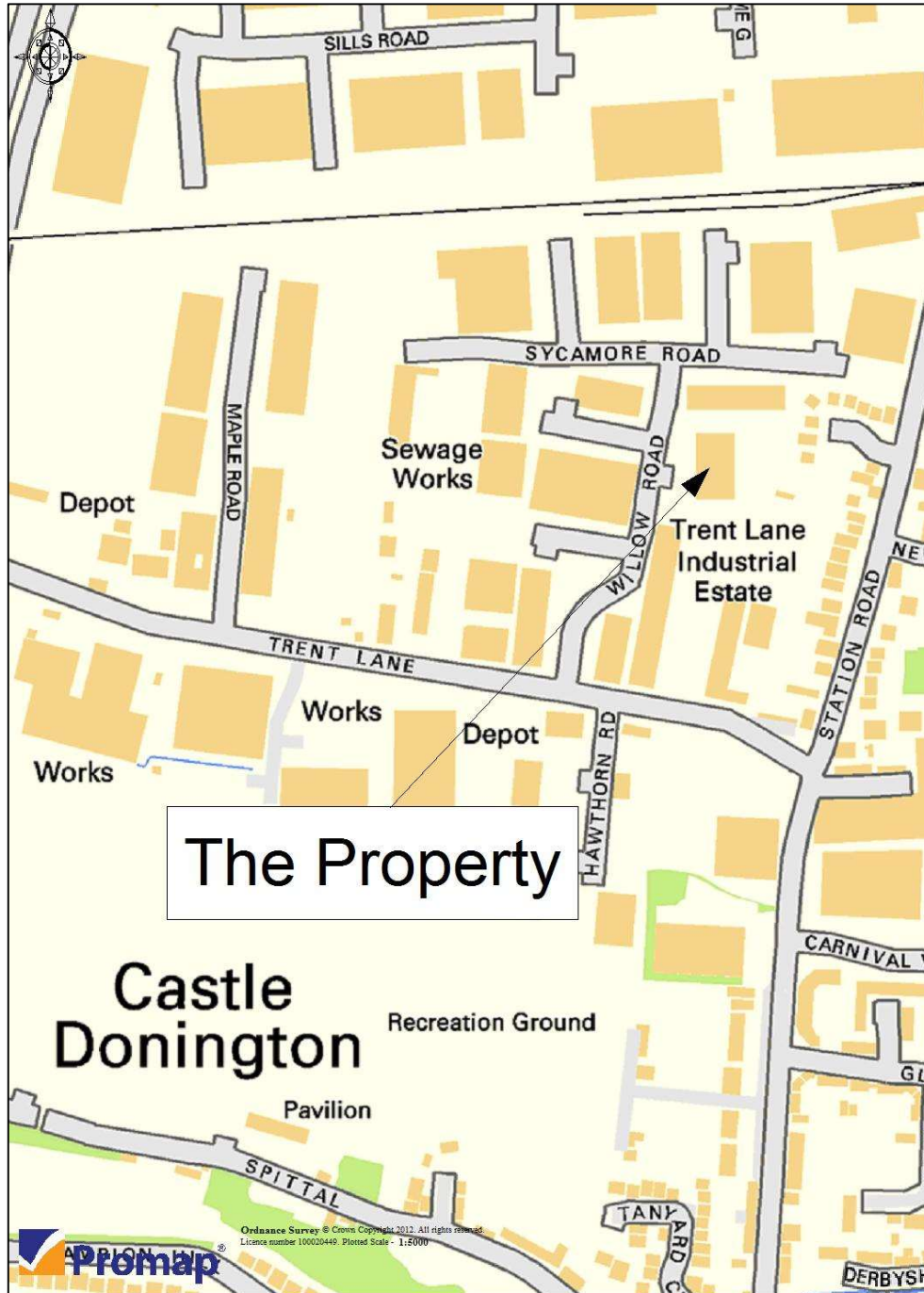
Viewing

Viewing is strictly via appointment with sole agents: **David Brown Commercial**

Tel: 01332 200232

email:

enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.