

To Let

Two Storey Detached Office Building Approx. 7,890 sq ft (733 sq m)

Millhouse Business Centre, Station Road, Castle Donington, Derbys, DE74 2NJ



- A beautifully and sympathetically restored Grade II listed former Silk Mill with many original features retained
- Ample on site car parking facilities
- Located only a few minutes drive from the A50 and the M1 Motorway
- Well presented business space

01332 295555

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Location

Millhouse Business Centre is strategically located in the heart of the East Midlands a few minutes drive from the M1 motorway with easy access to the surrounding area of Loughborough, Derby, Nottingham and Leicester and in the immediate proximity of East Midlands Airport.

Transport Links

Nearest Railway Station

Long Eaton, 3.4 miles

Nearest Motorway Junction

J24, 1.9 miles

Nearest Airport

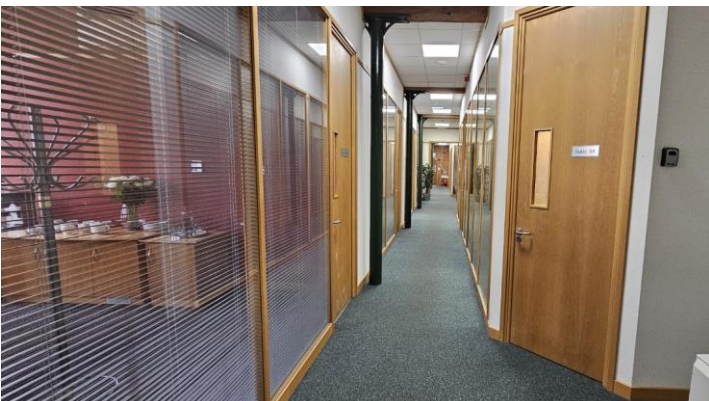
East Midlands Airport, 1.2 miles

The Property

Donington Mill was a silk mill, built in the 1870's by John Watson & Son, major Nottingham textile manufacturers.

The former Mill is of traditional red brick construction with very large cast iron windows to provide the workers inside with as much light as possible.

Today, the Grade II listed building has been sympathetically restored and retains many of its period features including the cast iron columns supporting the roof and wooden floors as shown in the image below.



Accommodation

The former Mill has been operated as a small business centre and the accommodation is currently arranged to provide 30 individual office suites of varying sizes, together with a Conference Suite and Meeting Room, all accessed via a reception area to the western end of the building.



There is a fitted kitchen, break out area and disabled WC facilities on the ground floor.



There are staircases at either end of the building with an enclosed stairwell adjacent the reception and a modern, open plan staircase with additional WC facilities on the first floor landing and a larger, fitted kitchen /canteen, with breakfast bar, located at first floor level.



Accommodation

Quoted on a Net Internal Area Basis

Ground Floor	4,230 sq ft	(393 sq m)
First Floor	3,660 sq ft	(340 sq m)
TOTAL	7,890 SQ FT	(733 SQ M)

Facilities/Specification

- Reception area
- Breakout areas
- Security alarms
- Fire alarms
- Extensive parking with CCTV
- High speed fibre broadband
- Air conditioning
- Ground and First floor kitchen facilities
- Disabled WC facilities to the ground floor

Non-Domestic Rates

The premises are currently assessed as individual rooms and will be re-assessed upon occupation.



Car Parking

The Millhouse Business Centre includes the three smaller, modern, detached office buildings and boasts a 110 space on-site car park for occupiers and their visitors.



Terms

The Millhouse is available to let either as a whole or floor by floor for a term to be agreed,

The lease will be drawn on a full repairing and insuring basis and will incorporate regular rent reviews where appropriate.



Rent

Upon application

Value Added Tax (VAT)

We are given to understand that VAT is payable on the rent and charges.

Legal Costs

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

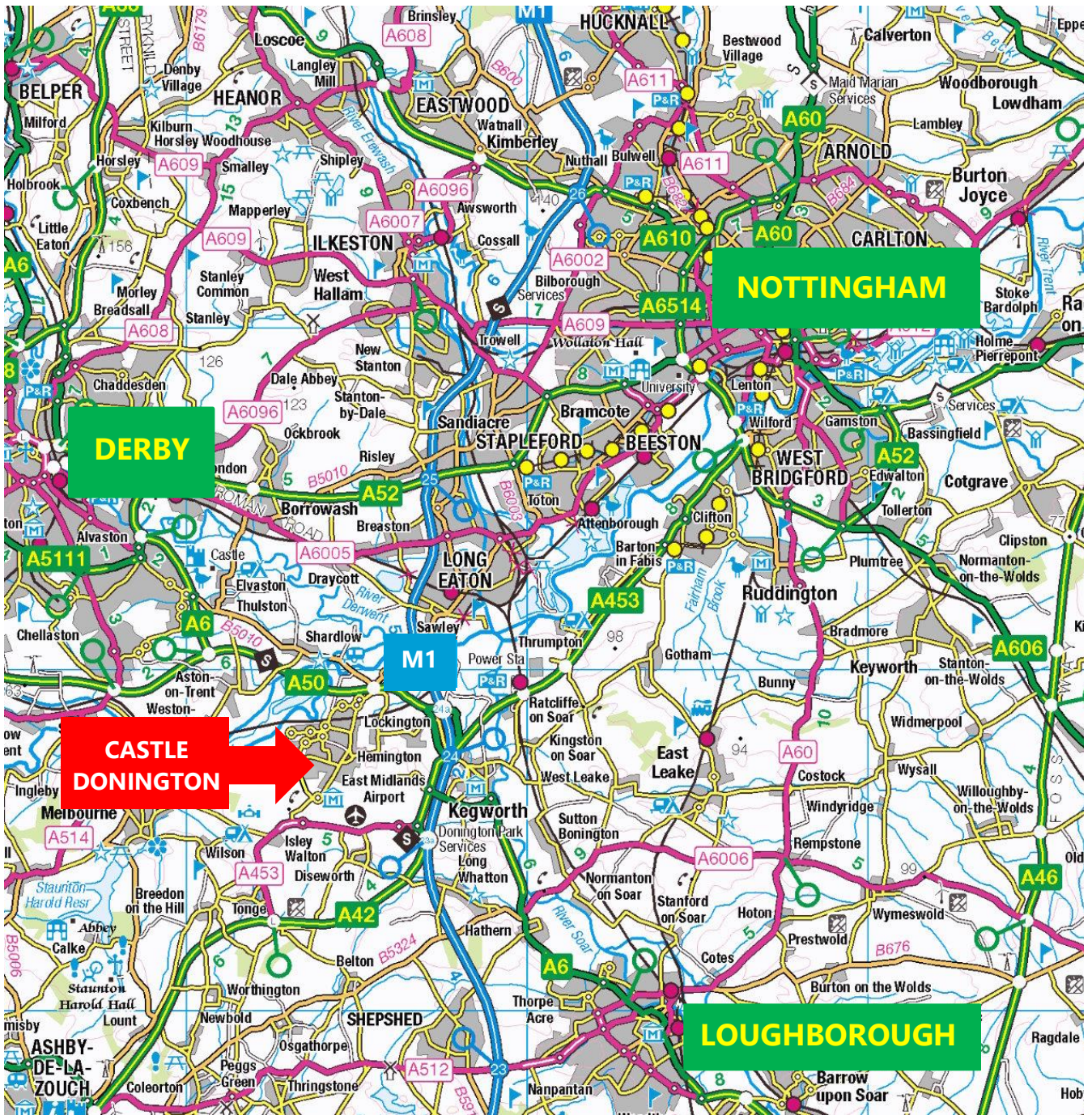
Further Information and Viewing

If you require more information or wish to view the premises:

Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555 / 07855 550538



Misrepresentation Act 1991

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