

High quality self-contained office building with car parking and easy access to Junction 24 of the M1 Motorway

499m²
(5,380ft²)

- Easily accessible to the A50 and Junction 24 of the M1 motorway
- Two storey office building
- Well established business park setting
- On site parking for 24 cars
- Rent £80,000 per annum exclusive



TO LET



Location



Gallery



Video



Contact

Location

Boundary Court is located on Willow Farm Business Park next to Castle Donington within close proximity to East Midlands Airport.

The offices are situated on one of the most accessible areas of the East Midlands, accessed from Junction 24a of the M1 motorway via the A50 with great transport links to Nottingham, Derby and the wider region. The property provides two floors of open plan office space.

Property

The property comprises a high quality, modern two storey purpose built detached office premises.

Internally the property has a large entranceway/hallway leading to open plan ground floor accommodation with kitchen. The first floor provides further open plan office accommodation with a meeting room, kitchen and storage room. The property benefits from:

- ❖ Modern open plan office accommodation on both floors
- ❖ Air conditioning
- ❖ Large lobby/hallway
- ❖ High specification offices
- ❖ Kitchen on both floors
- ❖ W/C facilities
- ❖ Gas central heating
- ❖ 24 parking spaces





Accommodation

The property provides the following a approximate gross internal floor area:

	M ²	Ft ²
Ground floor	249	2,688
First floor	250	2,692
Total	499	5,380

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract).

Business Rates

We note from the VOA website that the property currently has an entry as follows:

Rateable Value: £68,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)

Service Charge

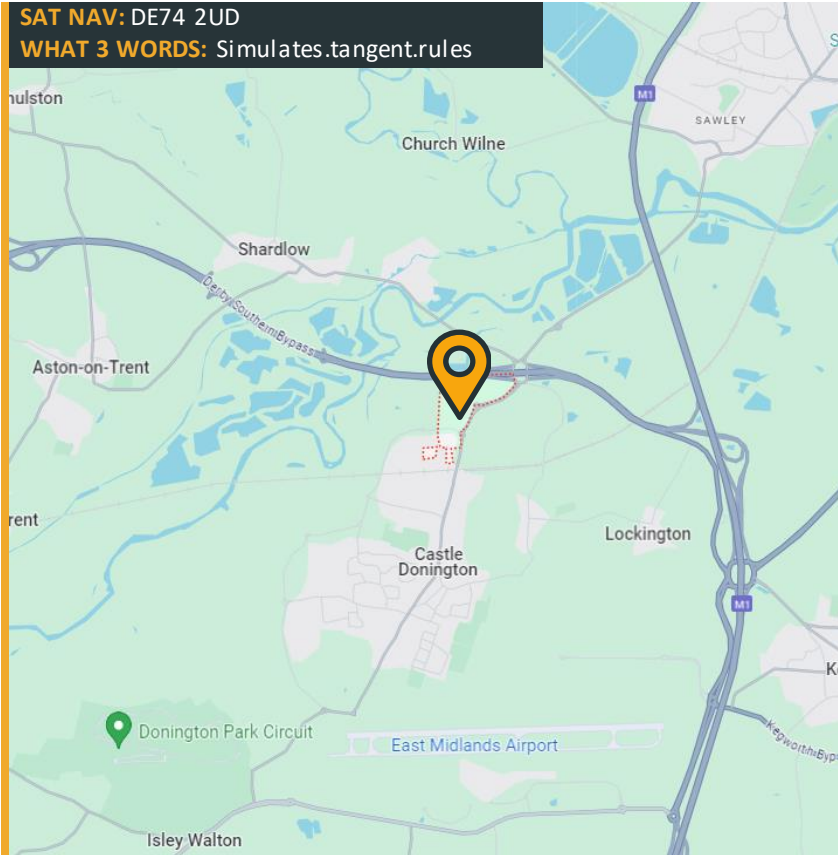
The current premium for the service charge is to be confirmed.

Energy Performance Certificate

A property has an Energy Performance rating of C(70).

SAT NAV: DE74 2UD

WHAT 3 WORDS: Simulates.tangent.rules



Rent

The property is available to let on new lease terms at a rent of:-

£80,000 per annum exclusive

VAT

VAT will be payable upon the rent at the applicable rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.