Unit 11b - 11c | Willow Farm Business Park | Castle Donington | DE74 2US

Modern industrial/warehouse unit with self-contained yard situated in Castle Donington close to the A50 and M1

1,895m² – 3,800m²
(20,399ft² – 40,903ft²)

- Easy access to the M1 and A50
- Clear span warehouse accommodation
- Securely fenced and gated delivery yard
- 4 level access loading doors
- Can be split into two self-contained units
- Close proximity to East Midlands Airport
- Available on new lease terms

TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Willow Farm Business Park is an established industrial/warehouse location in Castle Donington, Leicestershire. The estate is accessed from the A50 approximately 2.5 miles west of Junction 24/24A of the M1 motorway and adjacent to East Midlands Distribution Centre.

East Midlands Airport is directly accessed by the new Castle Donington western relief road.

The Property

The property comprises a semi-detached industrial/warehouse unit constructed in 2001. The accommodation provides clear span warehousing with ground and first floor offices, kitchen facilities and W/C's.

The premises benefits from the following specification:

- 4 level access roller shutter loading doors
- 3 phase power
- LED warehouse lighting
- Roof lights
- Minimum eaves height 7.00 metres rising to 9.65 metres
- Securely fenced yard
- Offices with suspended ceilings and lighting
- Site area of 1.90 acres

The property can be split into two self-contained units comprising a shared yard.

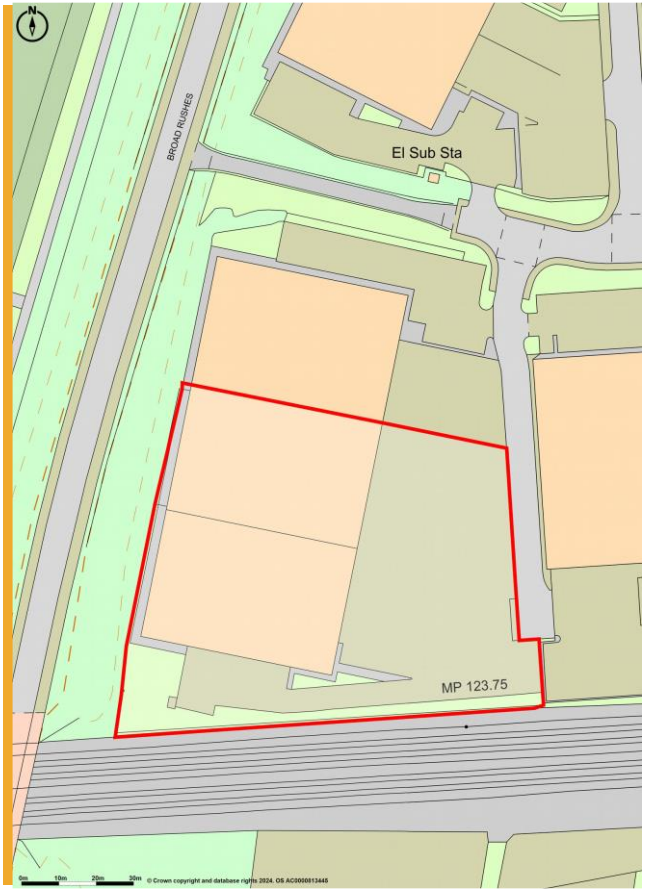
Accommodation

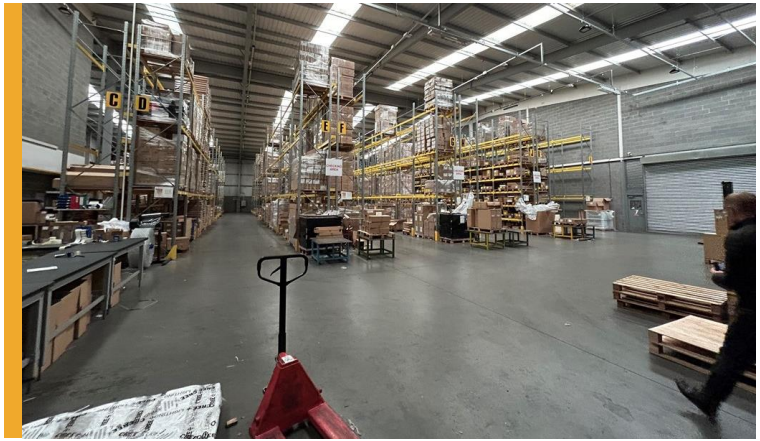
The property provides the following approximate gross internal floor area:

Unit 11b	M²	FT²
Warehouse	1,575.60	16,960
Office/ancillary	161.60	1,739
First floor	157.90	1,700
Total	**1,895.10**	**20,399**
Unit 11c	**M²**	**FT²**
Warehouse	1,593.60	17,153
Office/ancillary	157.00	1,690
First floor	154.30	1,661
Total	**1,904.90**	**20,504**
Total Unit 11b and 11c	**3,800.00**	**40,903**

[These figures are guidance purposes only and prospective tenants are advised to their own enquiries].

The site area extends to approximately 1.9 acres.





Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£184,000

The current UBR is 51.2p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Planning

The property has planning for:

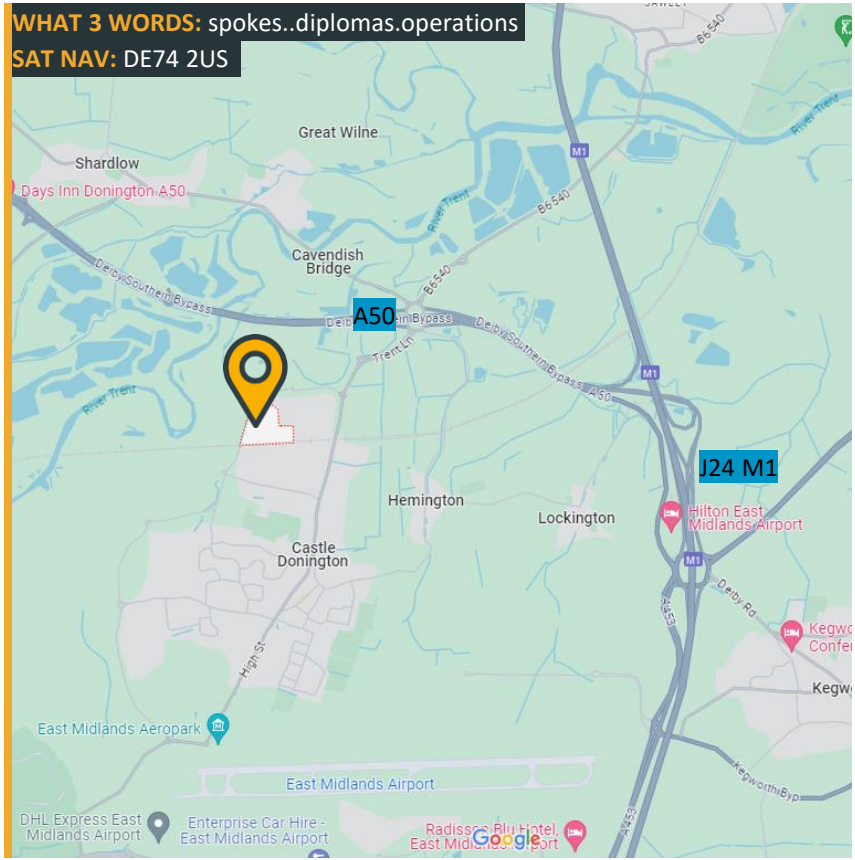
B8 (Storage and Distribution)

Interested parties must rely on their own enquiries of the local planning authority.

Energy Performance Certificate

The properties have Energy Performance Certificate ratings as follows:

Unit	Rating
11b	B44
11c	C51



Rent

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

£325,179 per annum

(£7.95 per ft²)

VAT

We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing rate.

Further Information

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

Darran Severn
07917 460 031
darran@fhp.co.uk

Tim Gilbertson
07887 787 893
tim@fhp.co.uk

Or contact our joint agent Sean Bremner of CPP on 07541 505 980.

Fisher Hargreaves Proctor Ltd.
North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

0115 950 7577
01332 343 222

19/04/2024

Please **click here** to read our "Property Misdescriptions Act". E&OE.