

6F Boundary Court | Willow Farm Business Park | Castle Donington | DE74 2UD

High quality ground floor office suite with car parking and easy access to Junction 24 of the M1 Motorway

236m²
(2,544ft²)

- Well established business park setting
- Open plan office accommodation with meeting rooms
- Raised flooring, air conditioning and LED lighting
- Easily accessible to the A50 and Junction 24 of the M1 motorway
- Break out space with modern kitchenette
- 11 dedicated car parking spaces
- Available on new lease terms
- Rent - £38,160 per annum



TO LET



Location



Gallery



Video



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Location



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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, ground floor office suite.

Internally the property has a communal entranceway leading to a secure private door to the ground floor office. The accommodation provides open plan office accommodation with 2 meeting rooms, a kitchen and W/C facilities. The total specification includes:

- ❖ Raised access floors providing both power and data cabling
- ❖ Air conditioning
- ❖ Suspended ceilings with inset LED lighting, alarm, coded entrance, server room, gas radiators and break out space
- ❖ 11 designated car parking spaces





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Accommodation

The property provides the following approximate gross internal floor area:

	M ²	Ft ²
Ground floor	236	2,544
Total	236	2,544

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



Business Rates

From enquiries of the Valuation Office website we understand the following:

Description: Office and Premises
Rateable Value: £29,000

The current small business multiplier is 43.2p. All interested parties are advised to make specific enquiries with the local billing authority.

Service Charge

A service charge is applicable to cover the maintenance and management of the building and estate. The service charge is available upon request.

Energy Performance Certificate

A property has an Energy Performance rating of B(45).



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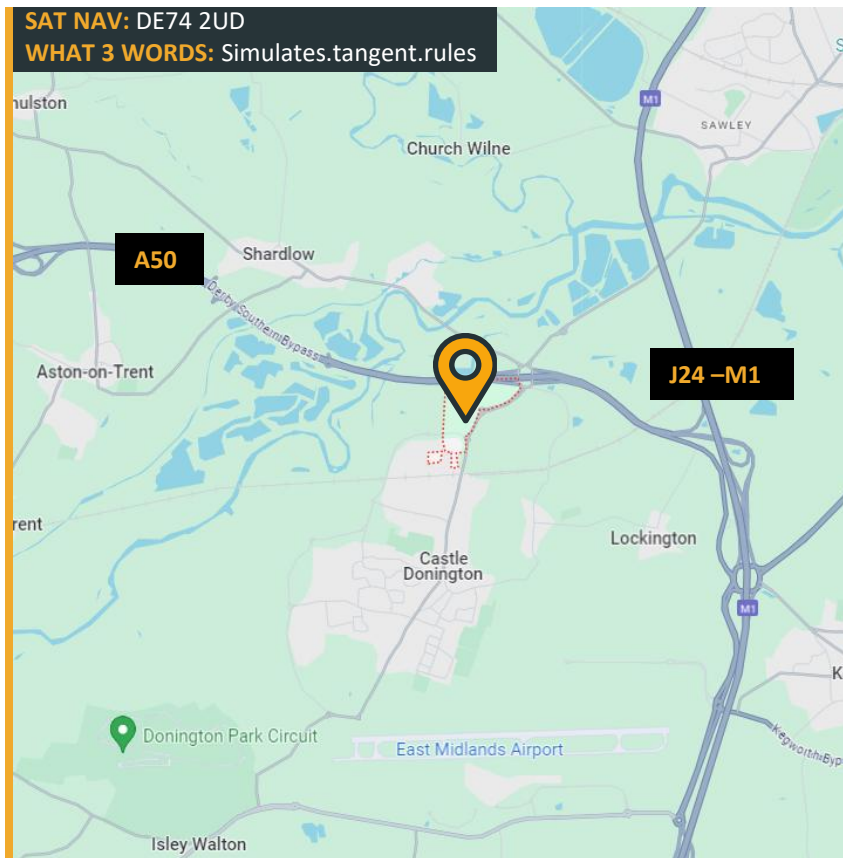
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WHAT 3 WORDS: Simulates.tangent.rules



Rent

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

£38,160 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.