LAST TWO UNITS AVAILABLE

Stud Brook
BUSINESS PARK

M1 | ADJOINING EAST MIDLANDS AIRPORT

WELSTED ROAD | CASTLE DONINGTON | DE74 2PR

TO LET
COMING SOON

Brand new, high quality retail units

From 1,087-1,250 sq ft
(from 101-116 sq m)



- BREEAM 'Very Good'
- Glazed entranceway
- Car parking
- Gas, water and fibre broadband

clowes-studbrook.co.uk

Clowes DEVELOPMENTS

Overview

Equidistant to Nottingham, Derby and Leicester and directly accessed from the Castle Donington Bypass which links the A50 to the A453 and J23a/ J24 of the M1.

Highly prominent retail scheme located next to new-build residential dwellings, Sainbury's Local, a Drive-Thru Starbucks & thriving Business Park. Fast food / takeway uses not permitted.

Location

Set into its regional context the intersection of the M1, A42 and A50 provides access to all parts of the UK with approximately 80% of the UK's working population understood to be within a two hours' drive.

There are 40,400 houses and a population of 93,600 within a five-mile radius of the business park.

City/Town	Miles	Minutes
Nottingham	16	27
Derby	12	19
Leicester	25	33
Loughborough	10	23

Description

The speculatively built units feature a 4m haunch steel portal frame, cavity brick and blockwork elevations, and glazed frontages. The units will be completed to shell specification, enabling occupiers to undertake a bespoke fit-out tailored to their individual requirements. The units also benefit from an efficient EPC rating, convenient parking with EV charging points and three phase power and gas to each unit.

Unit	Total sq m	Total sq ft	Availability
9A	102	1,097	UNDER OFFER
9B	101	1,087	Available
9C	106	1,140	Available
9D	116	1,250	UNDER OFFER



Lease terms

New full repairing and insuring leases are available.

EPC

It is anticipated the units will have an EPC rating in band A.

Rent

On application.

VAT

VAT is applicable to the rent at the prevailing rate.

Legal Costs

Each party to the transaction will bear their own legal costs.

Service Charge

An estate charge will be levied in respect of the upkeep and maintenance of common areas.

Business Rates

The properties will be assessed for rating purposes once construction is complete.



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Further Information

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