

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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· PARTICULARS ·

**TO LET**

**INDUSTRIAL UNIT**

**511 SQ M (5,500 SQ FT)**



**UNIT 28**

**WILLOW ROAD**

**TRENT LANE INDUSTRIAL ESTATE**

**CASTLE DONINGTON**

**DERBYSHIRE**

**DE74 2NP**

**(BY WAY OF ASSIGNMENT OR NEW LEASE)**

[www.mussonliggins.co.uk](http://www.mussonliggins.co.uk)

FOR CONDITIONS OF SALE SEE OVER

## **LOCATION**

The subject premises are situated on the popular and very well established Trent Lane Industrial Estate on the outskirts of Castle Donington. Castle Donington lies just off the A50(T) Stoke/Derby link providing fast communications to the M1 (Junction 24A) and the M6 motorway. Junctions 24 and 24A of the M1 motorway are within approximately 1½ miles distant, and Junction 23A and the A42 (M42 access) are approximately 2 miles distant, both providing fast and convenient access to some of the UK's major arterial routeways. Castle Donington is conveniently situated and close to the Nottingham East Midlands International Airport which is increasingly regarded as a freight destination with a significant representation from UPS and DHL.

## **DESCRIPTION**

The property is a mid-terraced industrial/warehouse unit of modern steel portal frame construction, benefiting from a roller shutter access door to the front elevation, separate personal access, concrete surfaced yard with dedicated space for loading and car parking.

The property has a clear height of approximately 5.5 m to the underside of the haunch and approximately 6 m to the underside of the apex.

The unit incorporates two storey office accommodation with individual offices and staff kitchen and WC facilities.

We have made enquiries of North West Leicestershire District Council who have confirmed the industrial unit benefits from B1, B2 and B8 planning consent.

## **ACCOMMODATION**

All measurements have been taken on a gross internal area basis and all measurements should be verified by the ingoing tenant.

The industrial unit is mid terrace, purpose-built and comprises a ground floor warehouse, incorporating office accommodation, WC and kitchen facilities, extending to approximately 464.5 sq m (5,000 sq ft) and first floor offices extending to approximately 46.5 sq m (500 sq ft).

(Approximate total gross internal floor area 511 sq m (5,500 sq ft), or thereabouts).

## **LEASE INFORMATION**

Unit 28 is held on a sub-lease and excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part 2, for a term of 5 years from 5 January 2005, on a full repairing and insuring basis, at a current rent of £22,600 per annum exclusive of rates and expiring 4 January 2010.

We understand the aforementioned lease terms to be correct, however, this should be verified by the prospective tenants solicitor.

## **NB**

Presently there is a mezzanine floor which may be acquired or removed as necessary, subject to negotiation.

## **SERVICES**

We understand that all main services including three phase electrical supply are connected to the property.

## RATING ASSESSMENT

We have made enquiries of the Valuation Office Agency on the internet and the property is currently assessed for rating purposes as follows.

**Rateable Value**

**£28,500**

## COSTS

The assignee/new tenant will be responsible for the landlord's and assignors reasonable legal costs incurred in connection with the transaction.

## VIEWING

Strictly by appointment only through the sole agents:

**Musson Liggins**  
**30 Clarendon Street**  
**Nottingham**  
**NG1 5HQ**

**Tel: 0115 941 5241**

**Fax: 0115 950 0946**

**Please ask for Thomas Szelejer**

**e-mail: [tgs@mussonliggins.co.uk](mailto:tgs@mussonliggins.co.uk)**

**ML/TGS/266**

**(Prepared on 4 February 2009)**

**SUBJECT TO CONTRACT**

### **PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE**

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- i) The particulars set out in general outline only for the guidance of prospective Purchasers or Lessees shall do not constitute part of, any offer or Contract.
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  - iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.
  - iv) All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty.
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1. All dimensions, distances and floor areas are approximate and for guidance purposes only.
  2. Information on tenure of matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.
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  4. All plans supplied by the Agents are provided solely to assist in the identification of the property.
  5. All figures quoted are exclusive of VAT unless expressly stated to the contrary. All measured parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.
  6. All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the responsibility of the installers referred to. All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Interested parties should note that all distances and floor areas are approximate and for guidance purposes only and information on tenure of tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.