

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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·PARTICULARS·

TO LET

**UNIT 28
WILLOW ROAD
TRENT LANE INDUSTRIAL ESTATE
CASTLE DONINGTON
DERBYSHIRE
DE74 2NP**



INDUSTRIAL UNIT

511 SQ M (5,500 SQ FT)

£25,000 per annum exclusive



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 m² (5,000 ft²) and first floor offices extending to approximately 46.5 m² (500 ft²).

Approximate total gross internal floor area 511 m² (5,500 ft²), or thereabouts.

LEASE INFORMATION

The unit is available on a new Full Repairing and Insuring basis at a rental of **£25,000 (Twenty Five Thousand Pounds)** per annum exclusive on terms to be negotiated.

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.

2010 Rateable Value £28,750

COSTS

The new Tenant will be responsible for the Landlord's 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 David Bladen
e-mail: dcb@mussonliggins.co.uk

ML/DCB/266
SUBJECT TO CONTRACT

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All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or 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.