



Unit B2  
Langham Park  
Maple Road  
Castle Donington  
DE74 2UT

£42,000 pax

## HIGH QUALITY INDUSTRIAL UNIT

9,744 sq ft (905.25 sq m) approx.

Approximate Gross Internal Area

# TO LET

### FEATURES INCLUDE....

MEZZANINE | STRATEGIC LOCATION | FULL HEIGHT LEVEL ACCESS LOADING

#### Location

The subject property is situated off Trent Lane a well-established industrial estate within close proximity to East Midlands Airport.

Benefiting from its strategic location within the triangle of Nottingham, Leicester and Derby Langham Park is approximately 3 miles from Junction 24a of the M1 motorway providing excellent transport links to the M1 and the A50.

#### Description

The property comprises a mid-terrace self-contained industrial warehouse of steel portal frame construction with brick and blockwork elevations part clad in profiled steel with office accommodation. set within a secure estate with designated parking.

The specification includes:

- Lighting
- Full height steel roller shutter Door (4.8m)
- Mezzanine
- Clear span space with 5.2m Eaves
- Separate pedestrian entrance
- Office, Kitchenette and W/C facilities



### Accommodation

|              |                       |
|--------------|-----------------------|
| Warehouse    | 7,313ft <sup>2</sup>  |
| FF Mezzanine | 2,431 ft <sup>2</sup> |

Approximate Gross Internal Area

## Planning

We understand that the property has Planning Consent for its existing use (B1 or B8) as stated in the existing Lease. Ingoing tenants should ensure that their use complies within planning regulation. For further information please contact North West Leicestershire District Council on 01530 454 545

## Business Rates

|                         |         |
|-------------------------|---------|
| Rateable Value          | £39,000 |
| Estimated Rates Payable | £19,227 |

## Rent

£42,000 per annum exclusive

## Terms

The property is available by way of assignment of the existing lease on the following terms

- Full Repairing and Insuring
- 5 year Lease from 3<sup>rd</sup> July 2018
- 3 year Break (3<sup>rd</sup> July 2021)

Subject to a Schedule of Condition

## VAT

VAT will be payable on the rent as well as the Service Charge.

## Service Charge

There is a service charge contribution for the upkeep and maintenance of the common areas of the estate. Further information can be provided.

## Legal Costs

The prospective assignee is to be responsible for the assignors and Landlord's reasonable legal costs incurred in connection with the transaction.

## Energy Efficiency Rating

The Property has an EPC rating C.

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that mains electricity, water and drainage are connected to the premises.

## Viewing

Strictly by prior appointment through the sole letting agents, Musson Liggins.