

Rent!

Modern Industrial Unit Situated On Trent Lane Industrial Estate

711 sq m (7,657 sq ft)

- High specification mid terrace industrial unit
- 2.5 miles from J24a of the M1 motorway
- Feature glazed pedestrian entrance
- Dedicated loading bay and car parking
- Ideal Trade Counter or Showroom

Rent on Application



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Unit B2 Langham Park, Maple Road, Trent Lane, Castle Donington, Leicestershire DE74 2UT

Location

The property is situated within Langham Park, a small warehouse and industrial estate located directly off Trent Lane in Castle Donington.

Langham Park is 2.5 miles from J24a of the M1 motorway via the A50 which in turn provides convenient access to J23a and the A42 / M42 linking the location to Derby, Nottingham, Leicester and Birmingham.

The Property

The property is a mid-terrace high specification modern industrial unit of steel portal frame construction with part brick and blockwork and part profile clad elevations under a pitched clad roof.

Internally, the specification includes:-

- LED warehouse and office lighting
- Clear span warehousing
- 5.2 min eaves
- Full height roller shutter door access (4.8m high)
- Ceiling mounted gas fired hot air blower
- Separate feature glazed pedestrian entrance
- Ground and first floor office space
- Kitchen and WC facilities

Externally, there is a concrete surface loading bay and car parking bays allocated to the unit.

Accommodation

	SQ M	SQ FT
Ground Floor Warehouse:	679.35	7,313
First Floor Offices:	31.94	344
TOTAL:	711.29	7,657

Terms

The property is available on a new lease for a term of years to be agreed, subject to vacant possession.

Business Rates

The property has the following rateable value:-

£40,250

The current UBR is 49.9p which would make the rates payable figures of:-

£20,084.75

Interested parties should rely on their own enquiries from the Valuation Office Agency.

Estate Management Charge

An estate management charge is payable for the upkeep and maintenance of the estate.

Further details are available upon request.

Planning

The property has planning for:-

E: (Commercial, Business & Service)
B8: (Storage & Distribution)

Interested parties should make their own enquiries.

VAT

VAT is applicable to the rent and estate management charge.

EPC

An EPC has been commissioned.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the prospective Tenant.

Rent

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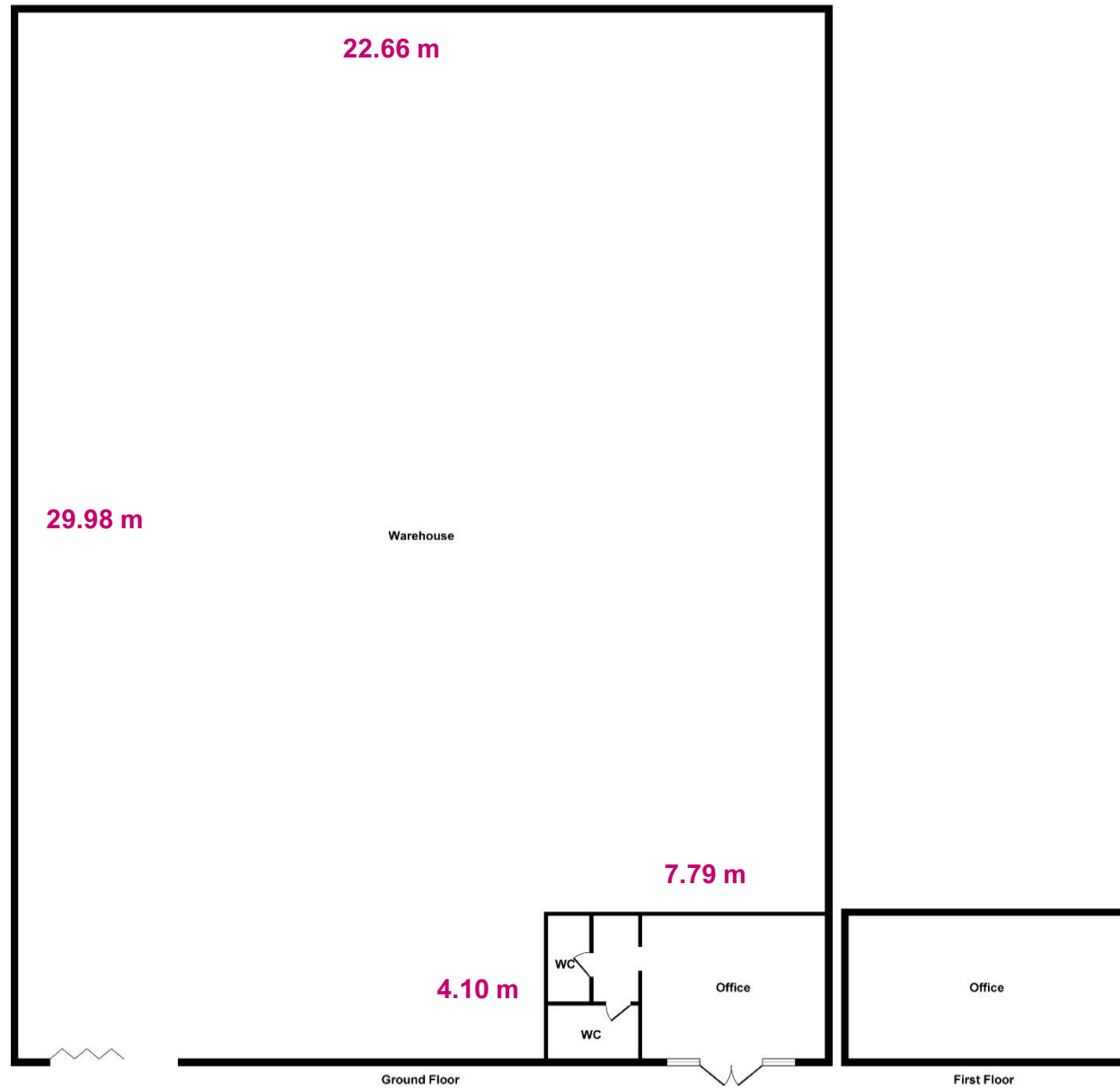
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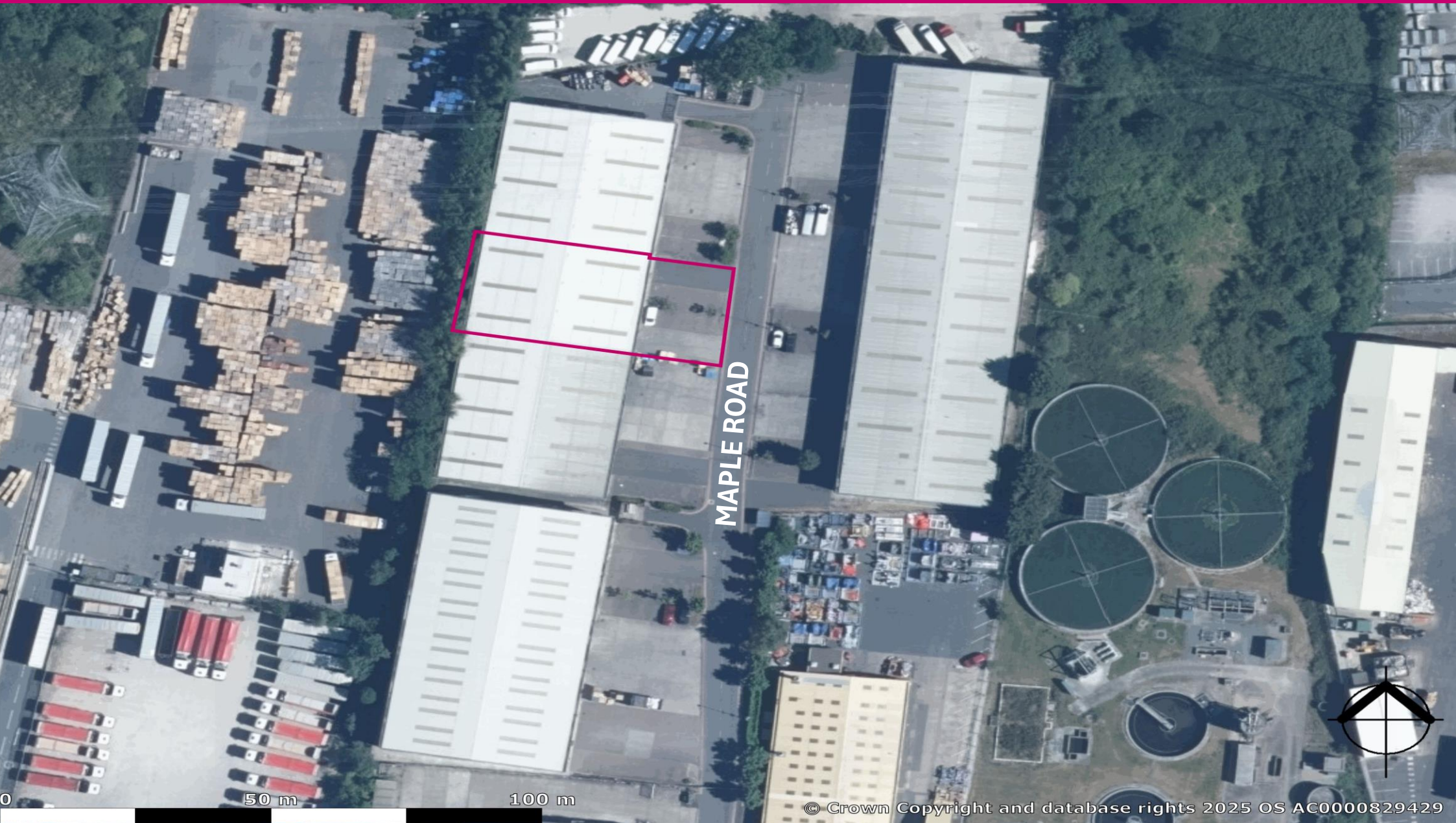
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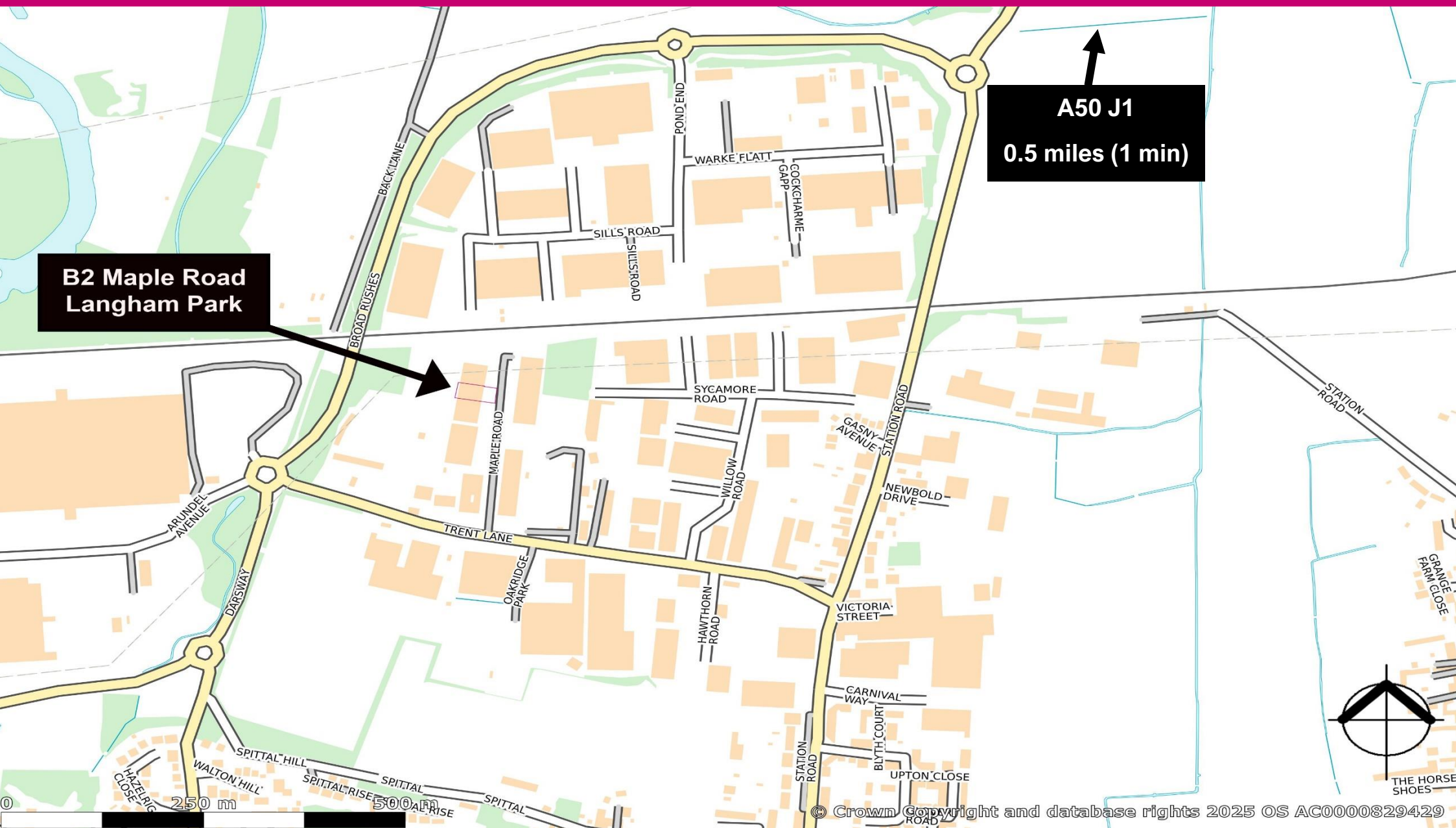
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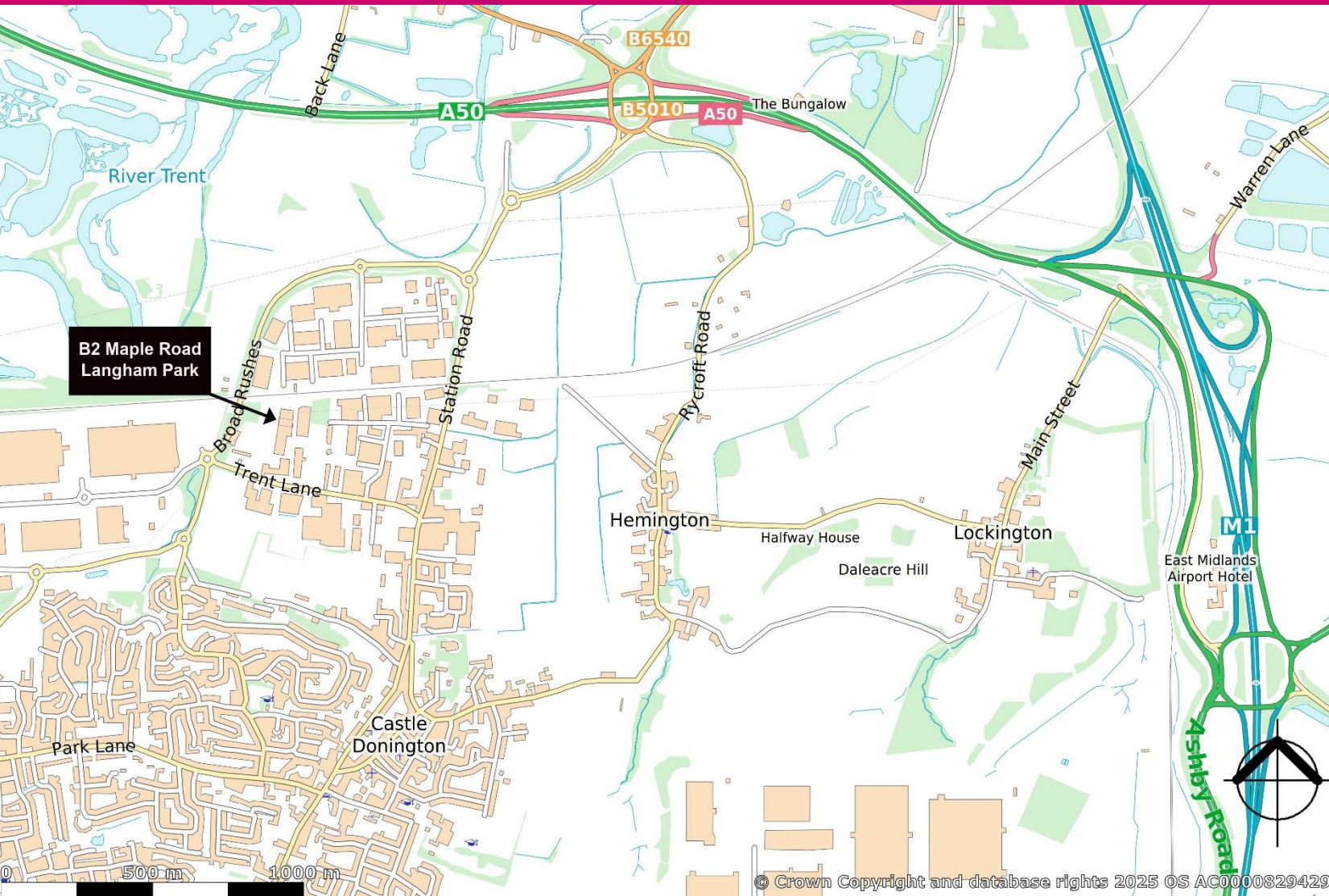
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For further information or
to arrange a viewing
please contact:-

Will Torr
07866 716 974
wtorr@heb.co.uk

heb Chartered Surveyors

Canalside House, 6 Canal Street
Nottingham NG1 7EH

0115 950 6611 | info@heb.co.uk

heb.co.uk