

## Industrial/warehouse unit adjacent to East Midlands Airport with excellent connectivity to the A50 and M1 Motorway

345m<sup>2</sup>  
(3,717ft<sup>2</sup>)

- Industrial/warehouse unit
- Easy access to East Midlands Airport, Nottingham, Derby and Leicester
- Directly off Junction 23A of the M1 motorway
- Roller shutter loading door
- Immediately available on new lease terms
- Rent £37,170 per annum



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is equidistant to both Nottingham and Derby and is directly accessed from the A453 which links to Junction 23a and 24 of the M1 motorway and the A50. The M1, A50 and A42 provide access to the whole UK, with 80% of the working population within a two-hour drive. There are regular bus connections to Derby, Nottingham and Leicester with a bus stop close by and East Midlands Parkway Mainline Railway Station is 5 miles away.

## The Property

The property comprises a terraced warehouse building providing clear span accommodation with one roller shutter loading door to the front elevation.

Externally there is good loading space and designated parking.

The specification includes; three phase power, warehouse lighting, roller shutter loading door and allocated car parking.

## Accommodation

The premises comprise the following gross internal floor areas:

Description	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	345	3,717

(These measurements are given for guidance purposes).





## Business Rates

We note from the VOA website that the property currently has an entry as follows:

**Rateable value: to be confirmed.**

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority.

## Service Charge

A service charge is levied for the upkeep of common areas and management. Please contact the agents for further information.

## Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

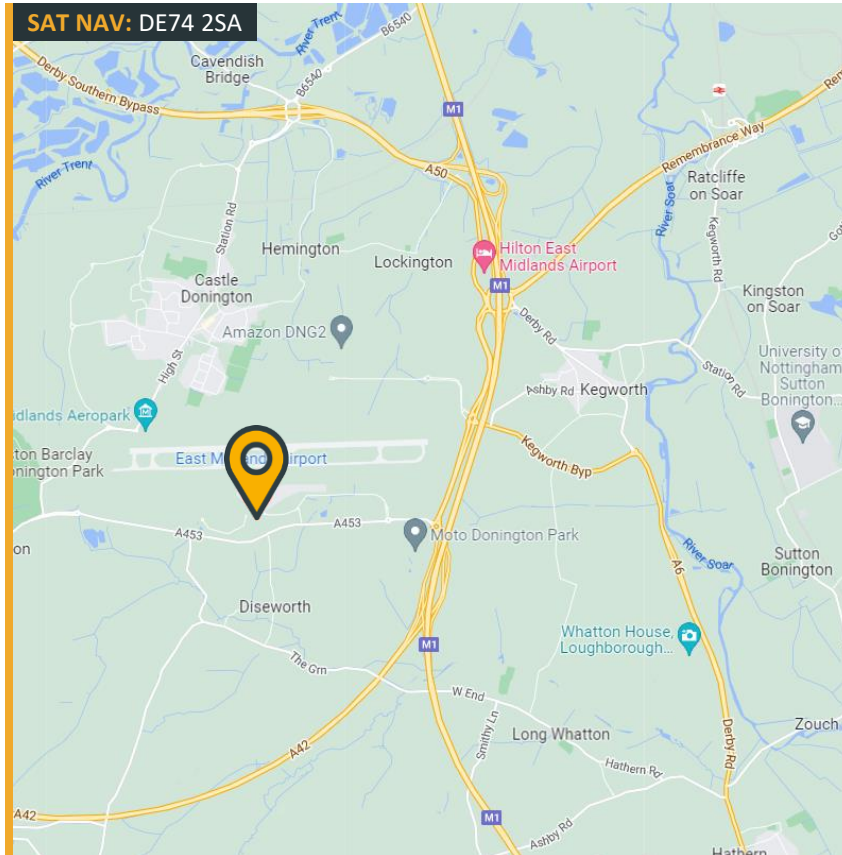
## Planning

Interested parties must rely on their own enquiries of the relevant Planning Authority.

## EPC

The property has an Energy Performance Certificate rating of E101.





## Lease

The property is available on new lease terms at a rent of:-

**£37,170 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

### Darran Severn

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### Harry Gamble

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Or contact our joint agent CPP on 0115 896 6611



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