

## Good quality warehouse/manufacturing unit with large secure yard and large car park just off J24 M1

**3,498m<sup>2</sup>**  
(37,656ft<sup>2</sup>)

- Superb location adjoining J24, M1/A50
- 2 bay clear span space
- 4 level access loading doors
- 8m eaves
- 2 storey office and ancillary
- Large rear delivery yard
- Large car park to the front elevation



**TO LET**



Location



Gallery



Contact



## Location

Willow Farm Business Park is set approximately 1.5 miles from J24 of the M1 Motorway, accessed from the A50. Within moments access of East Midlands Airport also, the building sits in a premier distribution and manufacturing location.

## The Property

The building comprises an excellent 2 bay warehouse / industrial unit together with two storey office and ancillary space to the front elevation, with large car park plus large secure fenced and gated rear yard.

## Specification

### Warehouse

- Lighting
- 4 level access loading doors
- 8m eaves
- 2 bays of clear span space

### Offices

- 2 storey office/ancillary
- Heating and lighting
- Canteen and WC facilities

### Externally

- Large rear yard – securely fenced and gated
- Floodlighting to rear yard
- Large car park to the front elevation
- 43 marked spaces





## Floor Areas

Floor	m <sup>2</sup>	ft <sup>2</sup>
GF Office/Ancillary	173.16	1,864
FF Offices	174.93	1,883
Warehouse	3,150	33,909
<b>Total GIA</b>	<b>3,498</b>	<b>37,656</b>

## EPC

The property has an EPC rating of **B-44**.

## Service Charge

A nominal service charge will be payable towards the upkeep and maintenance of common areas of the estate.

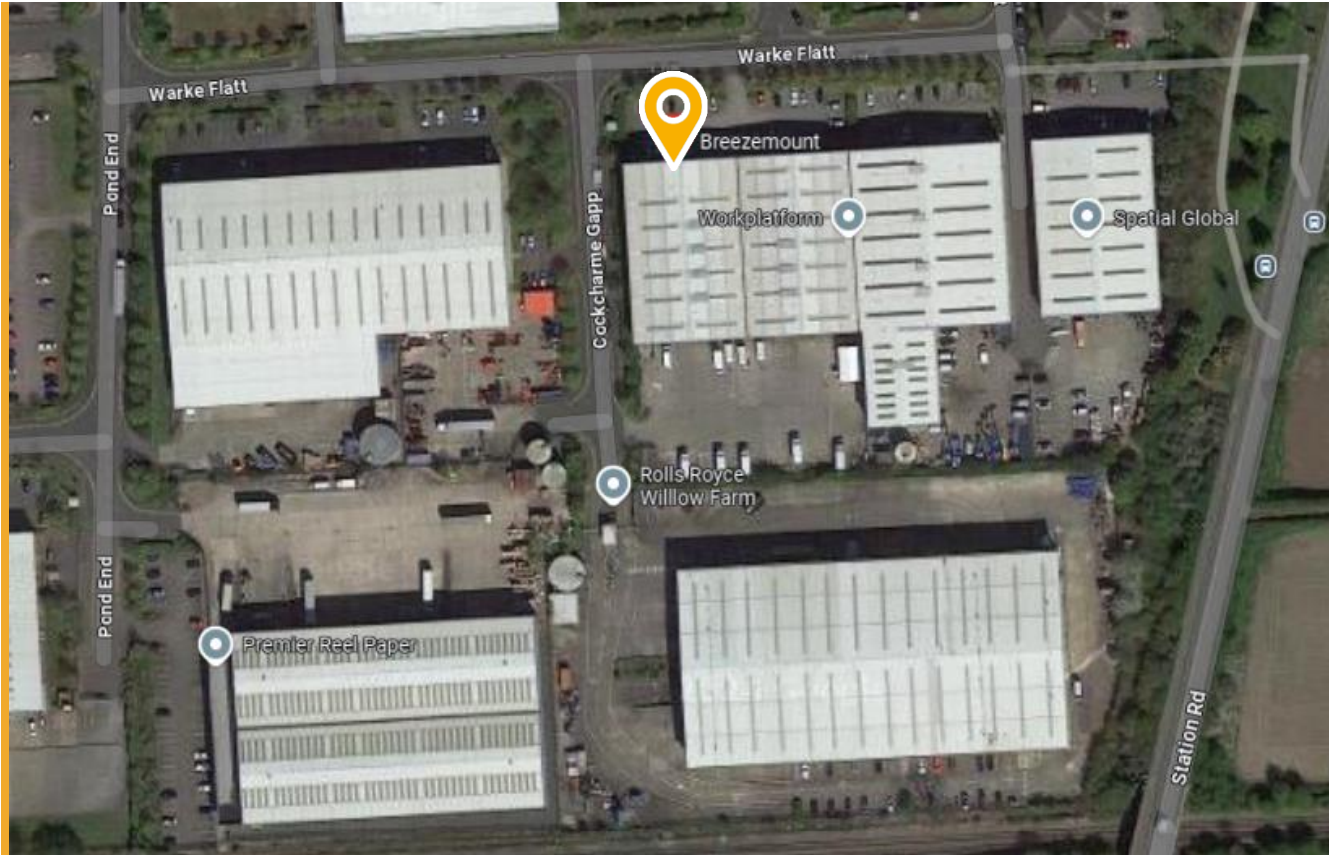
## Business Rates

From investigations on the Valuation Office Agency (VOA), website we understand the following:

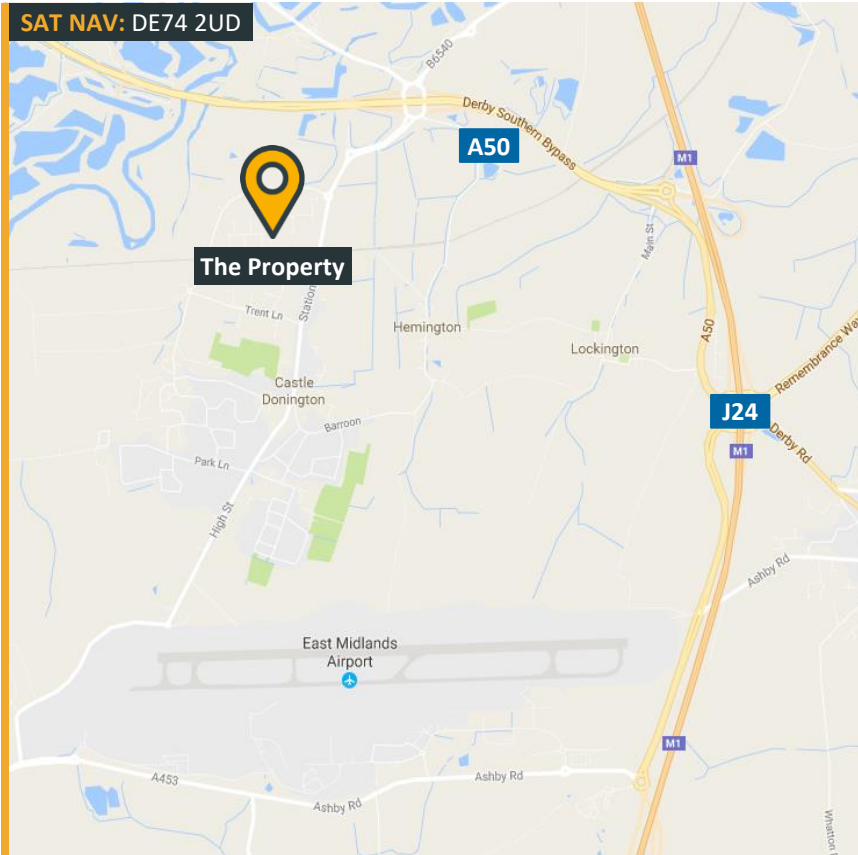
**Rateable Value: £176,000**

(This information is given for guidance purposes only and interested parties should make their own enquiries of the Local Authority.)





SAT NAV: DE74 2UD



## Rental

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

**£300,000 per annum exclusive**  
**(Three hundred thousand pounds)**

## VAT

VAT will be payable upon the rent and service charge due.

## Further Information

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

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