

TO LET

LIGHT INDUSTRIAL / WAREHOUSE UNIT

CELEBRATING
30 YEARS
**OF PROPERTY
CONSULTANCY**

Unit F3, Tom Bill Way
Ivanhoe Business Park
Ashby de la Zouch
Leicestershire, LE65 2UY



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Rent: £58,000 p.a.x. plus VAT

- Comprising approximately 568.43m² / 6,116 sq ft gross internal including the mezzanine of 29.35m² / 316 sq ft.
- Floor loading 35kNm².
- Eaves height approximately 6.50m.
- Concrete surfaced forecourt and parking facilities.
- M1 Junction 22 – 11 miles.
- M1 Junction 23A – 12 miles.
- East Midlands Airport – 12 miles.

184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

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Location

Ashby de la Zouch is an expanding and popular market town situated on the Derbyshire/Leicestershire border lying approximately 9 miles from Burton on Trent. It has the benefit of excellent road communications via the A42/M42 providing easy access to all major regional centres, the A50 and the national road network.

Ivanhoe Business Park is strategically located adjacent to the A511 and also within convenient travelling distance of the town centre and all local amenities, including Tesco and Marks & Spencer.

Description

A modern light industrial / warehouse unit constructed by Wilson Bowden Developments circa 2010 and which forms part of a terrace.

This unit is of steel, portal framed construction with cavity concrete block / profile steel cladding to the remainder of the front and rear elevations, full height, concrete block dividing walls to both side elevations, a pitched profile steel clad roof incorporating translucent lights on a power floated concrete floor. There are powder coated, aluminium framed double glazed window and door units which have steel security shutters to the ground floor, there is an insulated, steel service door, the height to eaves is approximately 6.50m and there is box, fluorescent strip lighting to the warehouse. Diffused spot lighting to the office and amenity areas which also has predominantly carpet tiled floor coverings and there are power and data points.

Externally there is a concrete surfaced forecourt providing parking and servicing facilities.

Accommodation

All areas referred to in these particulars are approximate.

Comprising 568.43m² / 6,116 sq ft gross internal including the mezzanine 29.35m² / 316 sq ft

The office and amenity areas comprise a ground floor entrance hall, disabled w.c, separate w.c., kitchenette and under stairs cupboard together with two private offices and a hall at first floor level.

Services

Mains electricity (3 phase), water and drainage are connected to the premises.

Rates

Rateable Value: £47,000

For confirmation of Business Rates payable and eligibility for any relief that may apply, interested parties are advised to contact North West Leicestershire District Council.

Energy Performance Certificate

The property has an energy performance rating of Band C.

A copy of the energy performance certificate is available upon request.



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Lease Terms

The premises are available on a full repairing and insuring lease.

Rent

£58,000 per annum exclusive which will be subject to upward only review at three yearly intervals.

The rent is to be payable quarterly in advance by standing order.

Service Charge

In addition, the Tenant will be responsible for the payment of a service charge in respect of the maintenance and repair of all the communal areas relating to the Development.

Value Added Tax

The rent will be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

The Landlord will require references from interested parties to include their bank, accountant and current Landlord, if applicable.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Tel: 01283 500030
Email: burton@salloway.com



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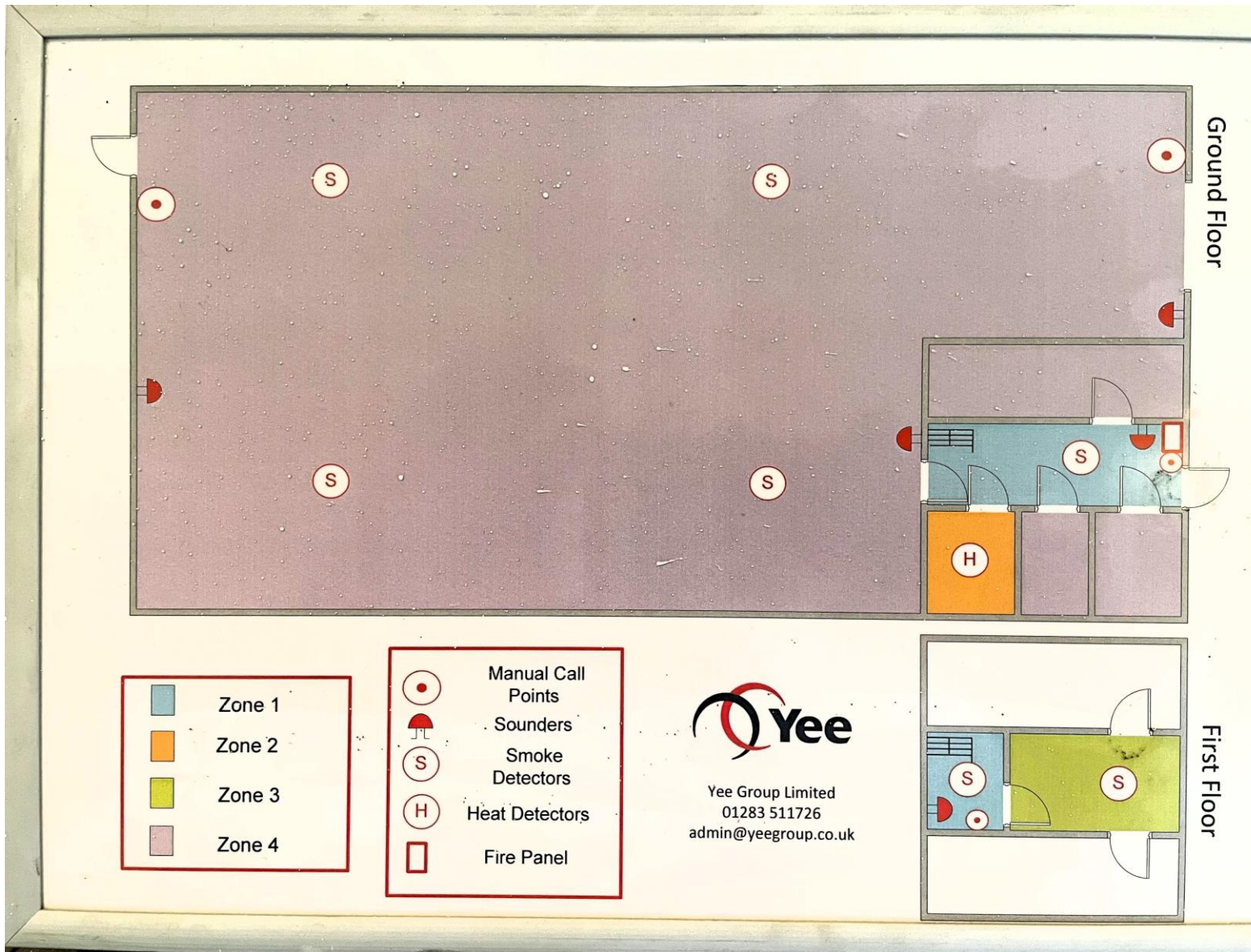
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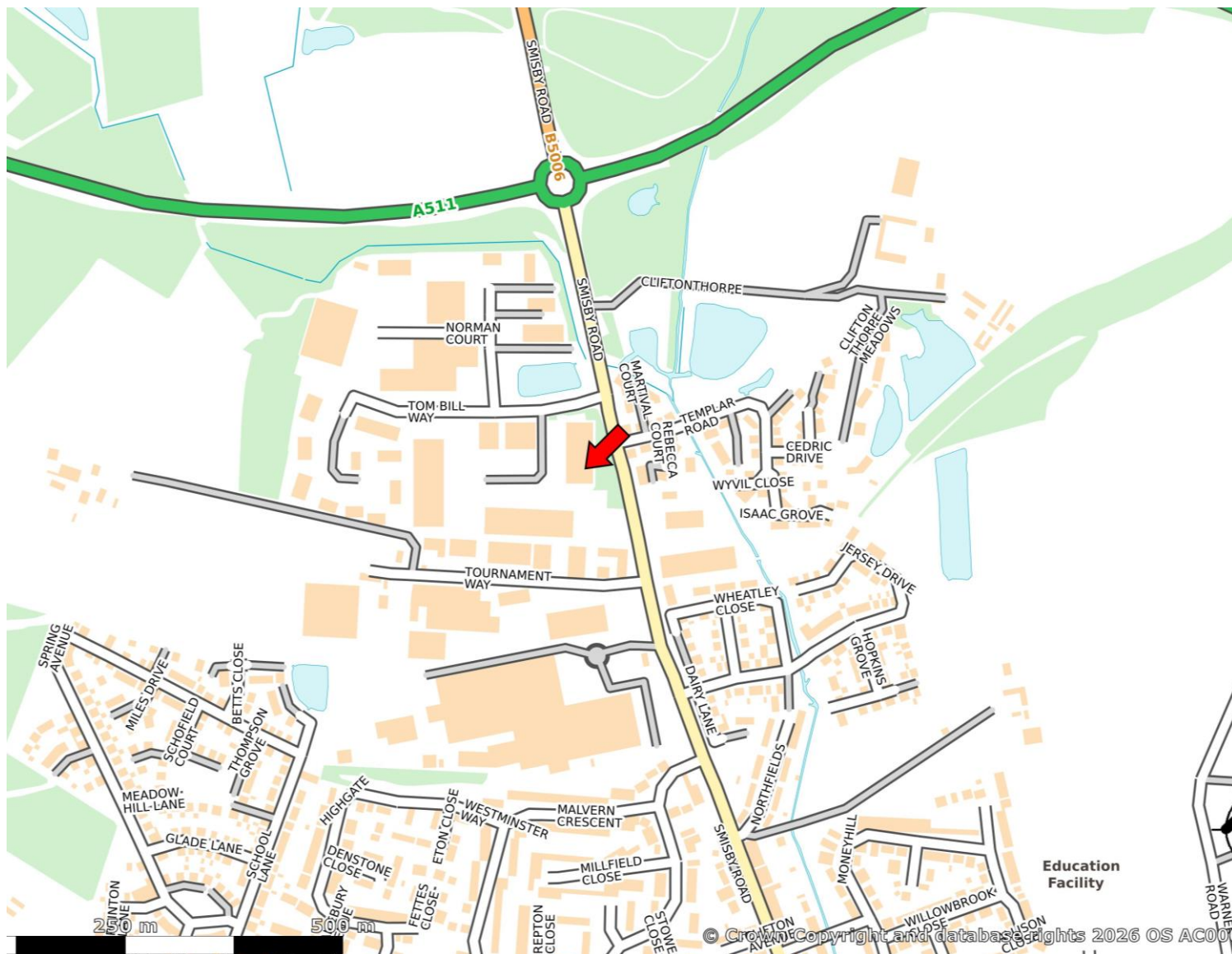


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