STURGIS
SNOW & ASTILL
COMMERCIAL PROPERTY CONSULTANTS

TO LET

SINGLE STOREY INDUSTRIAL UNIT

Unit 4, TLF Units
Castle Lane Industrial Estate
Melbourne
Derby
DE73 8JB

- **50.9 sqm (548 sqft) industrial unit**
- **Up and over loading door plus side personnel door**
- **Ample parking**
- **Easy access to M1 and East Midlands Airport**
- **£ 5,000 per annum exclusive**

Sturgis Snow & Astill LLP
98 New Walk, Leicester LE1 7EA
T +44 (0)116 255 5999
F +44 (0)116 285 3370
E info@sturgis-snowandastill.co.uk
W www.sturgis-snowandastill.co.uk

Chartered Surveyors, Valuers and Commericial Property Consultants
Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

STURGIS
SNOW & ASTILL
COMMERCIAL PROPERTY CONSULTANTS

LOCATION

The property is situated on the Castle Lane Industrial Estate within the village of Melbourne.

Melbourne lies midway between the A42 and the A50 trunk roads, providing easy access to the motorway system and all parts of the Midlands. East Midlands Airport lies approximately 4 miles away.

DESCRIPTION

The property comprises a single storey end terrace unit being part of a small development of 6 similar premises. The unit includes a lobby, small office area, w.c. and main warehouse/factory with roller shutter door.

The total floor area is approximately 50.9 sqm (548 sqft)

TENURE

A F.R.I lease for a term of years to be agreed

RENT

£5,000 per annum exclusive

SERVICE CHARGE

There is no set service charge but tenants are responsible for paying a share of the upkeep of the outside common parts.

RATES

The premises are included in the Valuation list as warehouse and premises with a Rateable Value of £6,300.

PLANNING

We understand that the property has the benefit of planning permission for the new use Class E. However, interested parties are advised to make their own enquiries of South Derbyshire District Council.

Leasehold

SERVICES

All mains services are believed to be available except gas, although please note these have not been tested.

VAT

VAT will not apply to the rent.

POSSESSION

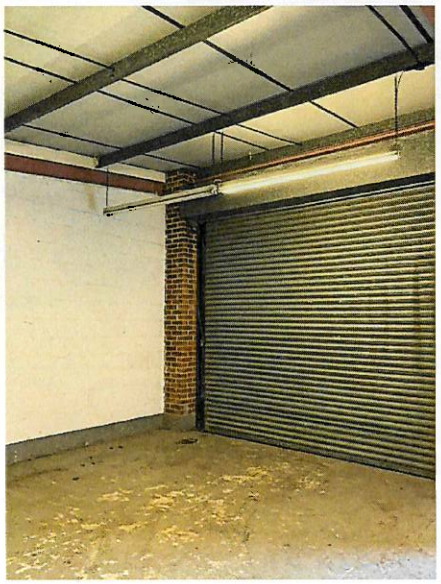
Vacant possession will be given upon satisfactory completion of all legal documentation.

LEGAL COSTS

Each party to bear its own legal costs.

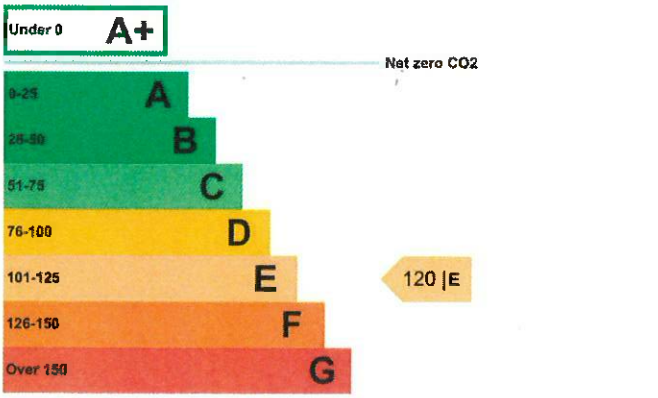
STAMP DUTY LAND TAX

Potential purchasers/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.



STURGIS
SNOW & ASTILL
COMMERCIAL PROPERTY CONSULTANTS

ENERGY PERFORMANCE CERTIFICATE



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

Sturgis Snow and Astill LLP
98 New Walk
Leicester
LE1 7EA

Tel: (0116) 2555999
e-mail: info@sturgis-snowandastill.co.uk

DGS.

SUBJECT TO CONTRACT

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

HEALTH AND SAFETY

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

PROPERTY MISDESCRIPTIONS ACT

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following
All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.
Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to any commitment to Purchase/Lease.
All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.
Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued