

TO LET

SINGLE STOREY INDUSTRIAL UNIT(S)

Units 1 and 2, TLF Units
Castle Lane Industrial Estate
Melbourne
Derby
DE73 8JB



- GIA 98 sqm (1,054 sqft) as a whole
- or
- Two separate units of 49 sqm (527 sqft) each
- Easy access to M1 and East Midlands Airport
- £11,500 pax for the whole
- £5,900 pax for a single unit

Chartered Surveyors, Valuers and Commercial 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 whatsoever in relation to this property.

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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 and middle terrace unit being part of a small development of 6 similar premises.

Unit 1 includes an office area (partitioned from the workshop which could be removed), kitchen, w.c. and main warehouse with manually operated roller shutter door.

Unit 2 includes a reception office, second office with lobby and w.c. off. Partitioned to the main warehouse with electrically operated roller shutter door.

The total floor area is approximately 98 sqm (1,054 sqft).

TENURE

A FRI lease for a term of years to be agreed.

RENT

£11,500 pax for the whole.
£5,900 pax for a single unit.

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

There is a single assessment for the two units combined with a Rateable Value of £5,700.

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.

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

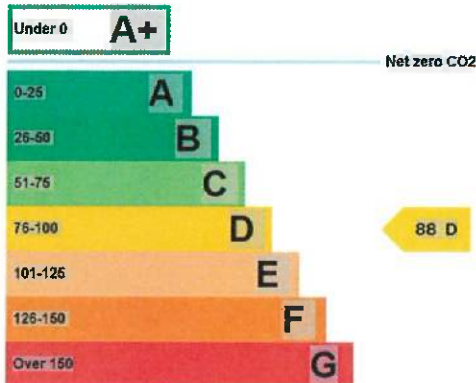
Potential purchasers/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.



ENERGY PERFORMANCE CERTIFICATE – UNIT 1

Energy rating and score

This property's current energy rating is D.

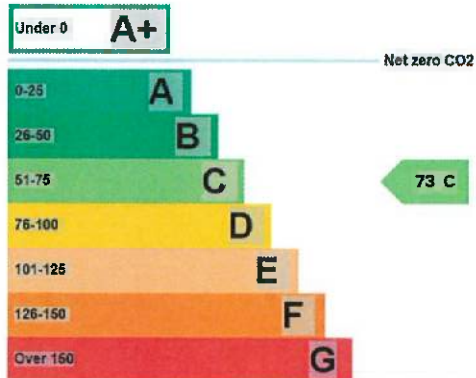


Properties get a rating from A+ (best) to G (worst) and a score.

ENERGY PERFORMANCE CERTIFICATE – UNIT 2

Energy rating and score

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

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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.

