

# TO LET

## SINGLE STOREY INDUSTRIAL UNIT

**Unit 5 TLF Units  
Castle Lane Industrial Estate  
Melbourne  
Derby  
DE73 8JB**



- **GIA 71 sqm (765 sqft) industrial unit.**
- **Up and over loading door plus side personnel door.**
- **Ample parking.**
- **Easy access to M1 and East Midlands Airport.**
- **£9,500 per annum exclusive.**



### 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 whatever 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 terrace unit being part of a small development of 6 similar premises.

It includes a w.c. and main warehouse with roller shutter loading door.

The total floor area is approximately 71 sqm (765 sqft).

## **TENURE**

A fully repairing and insuring lease for a term of years to be agreed.

## **RENT**

£9,500 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 £5,600 for unit 1 from 01 April 2026

## **PLANNING**

We understand that the property has the benefit of planning permission for within 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.

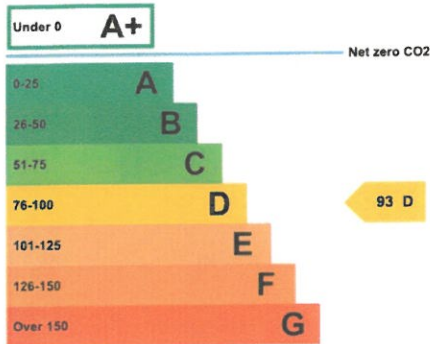
## **LEGAL COSTS**

Each party to bear its own legal costs.

## **STAMP DUTY LAND TAX**

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

## **ENERGY PERFORMANCE CERTIFICATE**



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

The better the rating and score, the lower your property's carbon emissions are likely to be.

## **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

## **VIEWING**

Strictly by arrangement via Sturgis Snow and Astill LLP.

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AG.

## **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.

