

INDUSTRIAL/WAREHOUSE SUITABLE FOR PRODUCTION OR STORAGE WITH GROUND AND FIRST FLOOR OFFICES



TO LET

14,260 ft²
(1,324 m²)

- Quoting rent: ROA
- Large open plan office space on both GF and FF
- Dedicated reception area
- Partly furnished
- 3 phase power
- 70% of the UK population can be reached in 4-hour drive time
- Strategically located with A46 (15 mins) and M1 J21A (25 mins)
- Full height electric roller shutter door

LOCATION

Burrough Court is a 22-acre business park with over 350 people working across various business on site.

The A46 is only a 15-minute drive time providing North and South Bound access to M1 (J21A) along with East Midlands Airport being only a 40-minute drive.

70% of the UK population are within a 4-hour drive time

DESCRIPTION

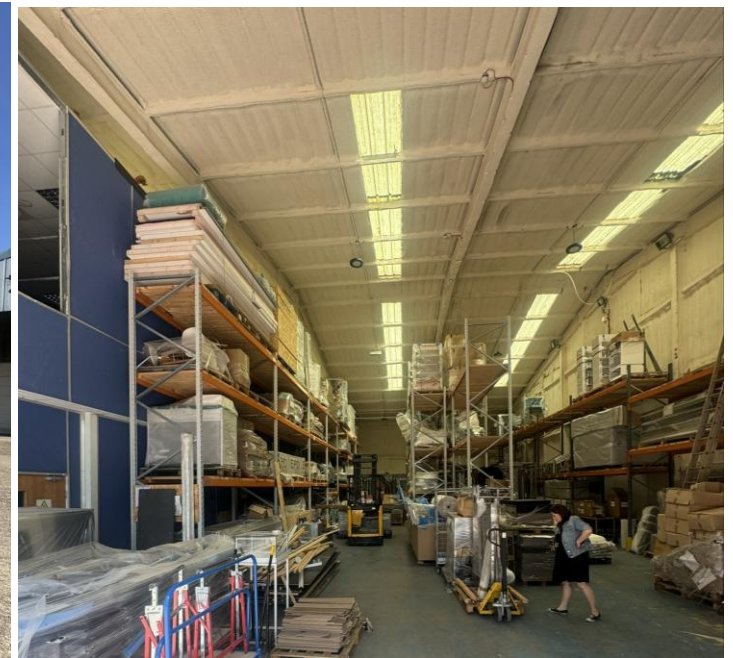
This building provides cost effective warehouse or space with ground and first floor offices

The office specification includes:

- Feature reception area on Ground floor
- Large open plan office space with breakout areas and Kitchen. Suspended ceilings with LED lighting
- Air conditioning with fully raised floors and 2.75m floor to ceiling height

Warehouse specification includes:

- 3 Phase power
- 7.5m eaves with 9m ridge
- LED Lighting and ample car parking
- Highly insulated walls and roof
- Renewable electricity via on site solar and Biomass



FLOOR AREAS

Unit 21	SQ M	SQ FT
GF - Office	430m2	4,630ft ²
FF - Office	434m2	4,680ft ²
Warehouse	459m2	4,950ft ²
Total	1,324m2	14,260ft²

RENT

The unit is available on flexible lease terms with a quoting rent:

RENT ON APPLICATION

BUSINESS RATES

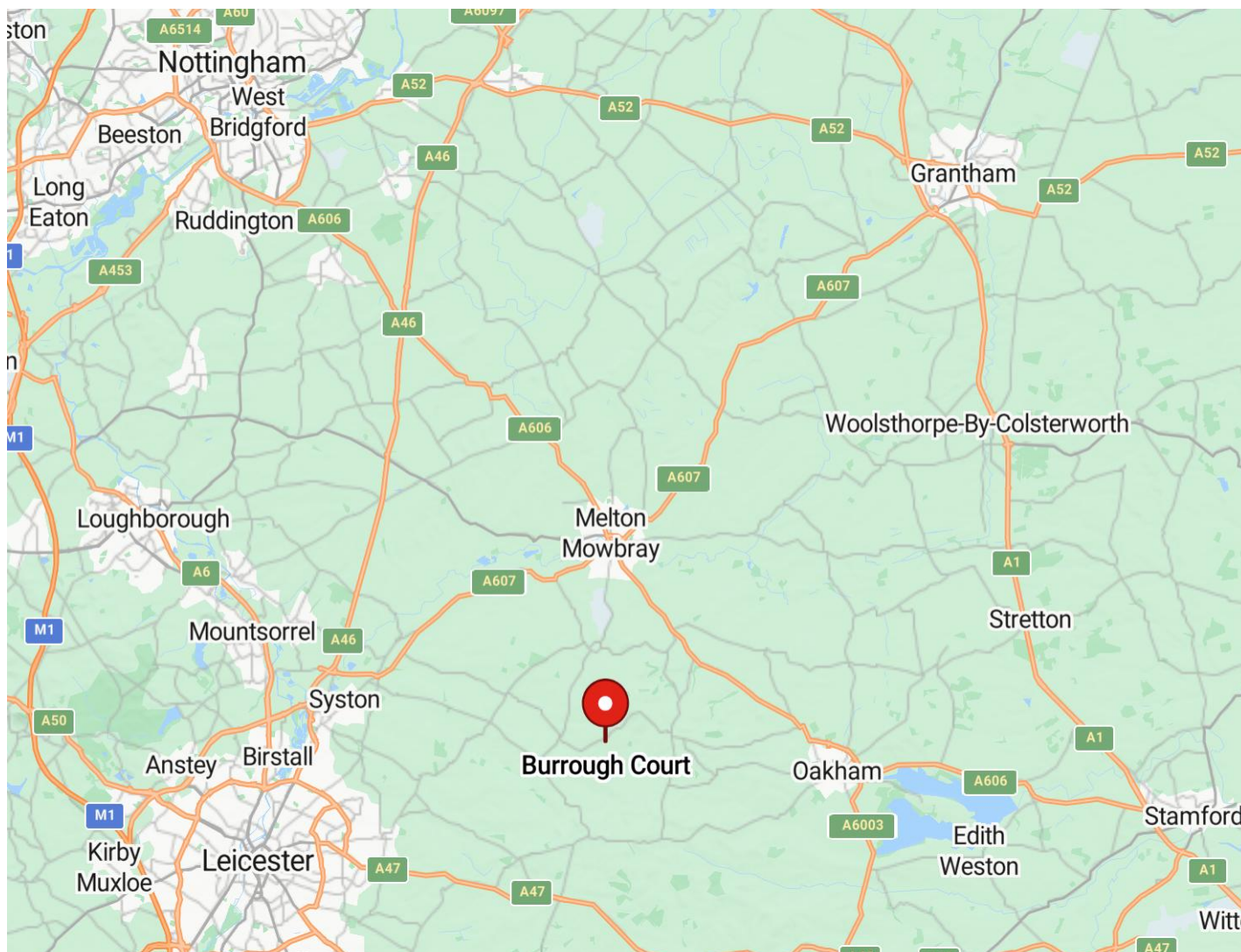
From enquires of the valuation office website we understand the following:

Rateable Value from 1st April 2023: C **£30,000**

VAT

We understand that VAT to be payable upon rent and service charge





EPC

The unit has an EPC rating of **B 40**

SERVICE CHARGE

A service charge will be levied for contribution towards the maintenance and upkeep of the shared parts of the estate

CONTACT

For further information or to arrange a viewing please contact:

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