



**TO LET**

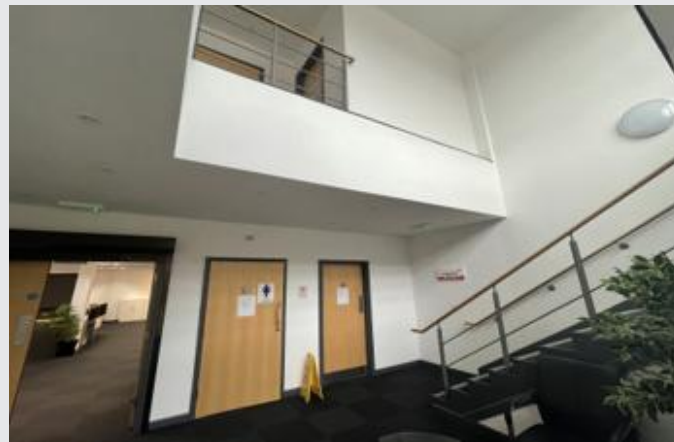
# UNIT 6E, 2 BOUNDARY COURT

**WILLOW FARM BUSINESS PARK,  
CASTLE DONINGTON DE74 2NN**

**212 sq m** (2,281 sq ft)

Well appointed first floor office suite

- Open plan layout throughout
- 10 car parking spaces
- Professionally managed site
- Attractive working environment
- Immediate occupation
- VOIP intercom entry system



**NG Chartered Surveyors**

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



## LOCATION

Willow Farm Business Park is a 50 acre purpose-built business park at Castle Donington, benefiting from good public transport links serving the surrounding area, and is approx. 3 miles from East Midlands Airport.

Boundary Court forms part of the popular Willow Farm Business Park in Castle Donington, providing excellent access to both the A50 Trunk Road and Junction 24A of the M1 motorway and the national motorway network thereafter.

## DESCRIPTION

This first floor office suite comprises an attractive open-plan layout, and has raised floors, suspended ceilings with integral LG7 lighting and air conditioning cassettes with self-contained kitchenette facilities.

Male and female WC's are provided in the communal reception.

The dual aspect double glazed windows allow for an abundance of natural daylight, which creates a pleasant working environment.

There are 10 parking spaces demised to the suite.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

**First Floor Suite: 212 sq m (212 sq ft)**

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

Please contact the marketing agents for further details.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

The property is currently assessed with the lower floor under one hereditament for rating purposes.

Having considered similar buildings in the locality, we suggest the likely Rateable Value will be between £15,000-£20,000.

Interested parties are advised to speak with North West Leicestershire Council for further details.

## TENURE

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## RENT

**£2,200 per calendar month.**

## SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common parts and energy consumption. Full details available upon request.

## VAT

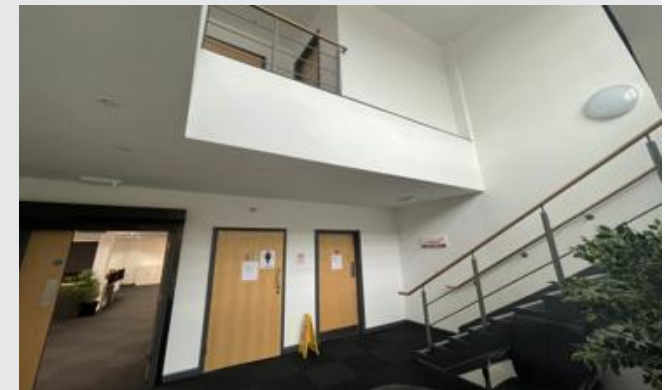
VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

**RICHARD BROWN**  
07971-164399  
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**ALICIA LEWIS**  
07517-905795  
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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.