

TO LET

INDUSTRIAL / WAREHOUSE PREMISES – AS A WHOLE OR SEPARATELY

MERLIN BUSINESS PARK, WOODYARD LANE, FOSTON, DERBY, DE65 5BY



INDUSTRIAL / WAREHOUSE PREMISES

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LOCATION

Merlin Business Park is located on Woodyard Lane in Foston adjacent to Dove Valley Park. Woodyard Lane is accessed via Uttoxeter Road which runs directly parallel to the A50 Dual Carriageway (0.5 miles distant). From the A50 both Junction 24/24A of the M1 Motorway and the A500 Dual Carriageway in Stoke-on-Trent are accessible being 18.0 and 23.0 miles respectively.

WG Tanker Group, Portable Offices (Hire) Limited and JCB Power Systems are within close proximity.

DESCRIPTION

The site comprises 4 available industrial units with a large, concrete surfaced yard area offering parking, loading/unloading and/or additional storage provisions.

There is also an office facility to the front of the site which is approximately 915 Sq Ft. This is due to be refurbished with new carpets and can be taken along with the industrial space, subject to terms.

Unit 1 is the smallest, most modern unit onsite and is positioned to the front of the estate. The unit benefits from 2x surface level shutter doors.

Unit 2-3 is the largest unit available on site and benefits from 3x surface loading doors with the additional benefit of 2x dock level shutter doors. Please note unit 2-3 is a single unit.

Unit 4 is positioned to the rear of the site, (adjacent to unit 2-3) and benefits from 3x surface level shutter doors.

All of the unit's onsite benefit from the following:

- Polished concrete floors
- LED lighting
- Electric roller shutter doors
- Eaves height of 9.2m
- 3-Phase electric, gas and water supplies (not tested).

TENURE

The units are to be leased on a Full Repairing and Insuring basis with terms to be agreed.

ACCOMMODATION

UNIT	Sq Ft	Sq M	Rent (per annum)	EPC Rating
Unit 1	17,829	1,656.38	£90,000	C
Unit 2-3	36,464	3,387.65	£175,000	C
Unit 4	29,544	2,744.70	£140,000	C
TOTAL	83,837	7,788.73	-	-

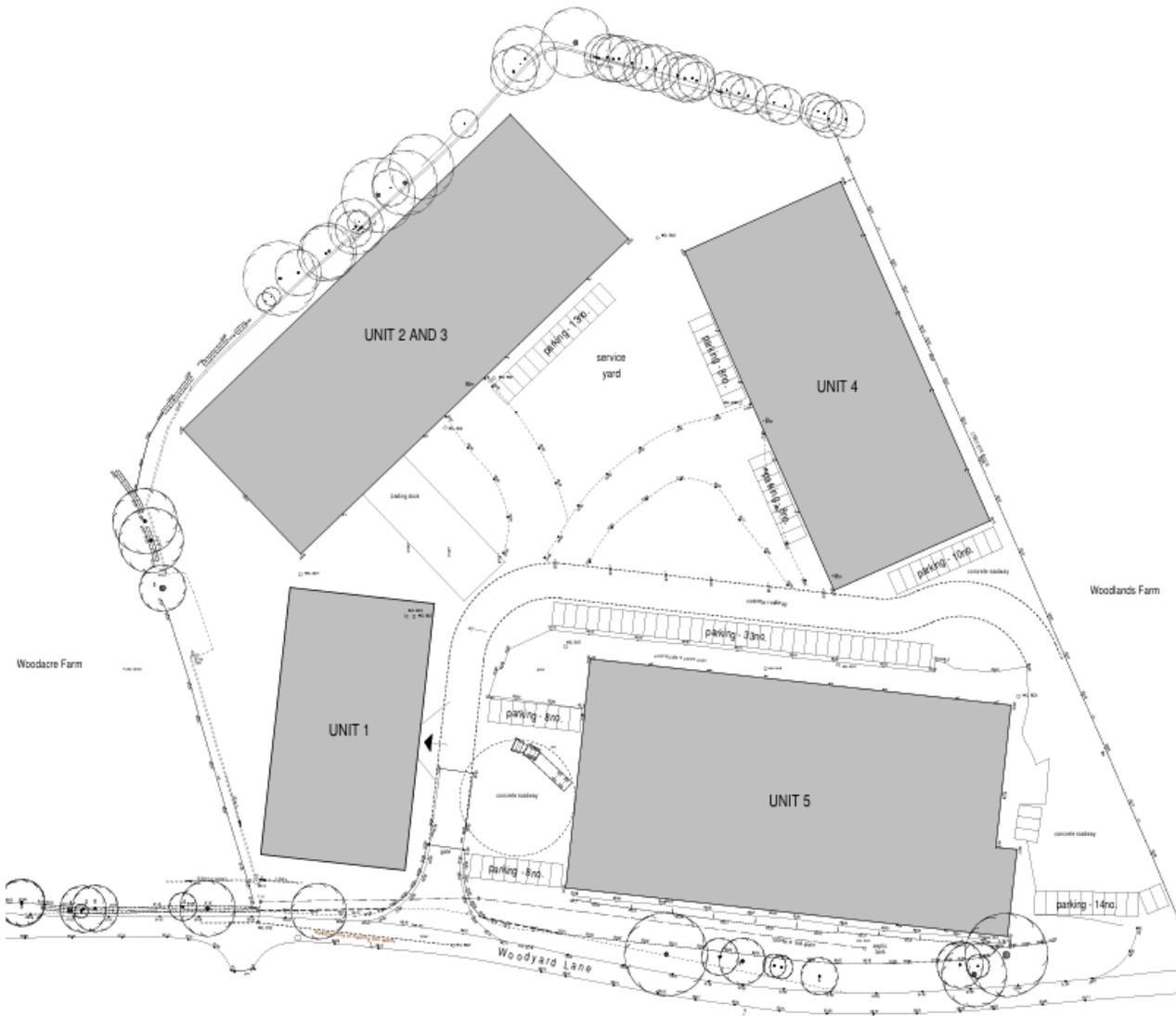
All four units and the office can be taken by one occupier at a discounted rent of £375,000 per annum exclusive.

External yard areas can also be demised to individual units, subject to negotiations and terms.



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RATING ASSESSMENT

We understand that the site currently has one rating assessment with a rateable value of £355,000. Should the units be let on an individual basis, this may need to be split.

We recommend that further enquiries are directed to the Local Rating Authority (South Derbyshire Council).

SERVICES

All services are believed to be connected to the units but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the site. Further details are available upon request.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

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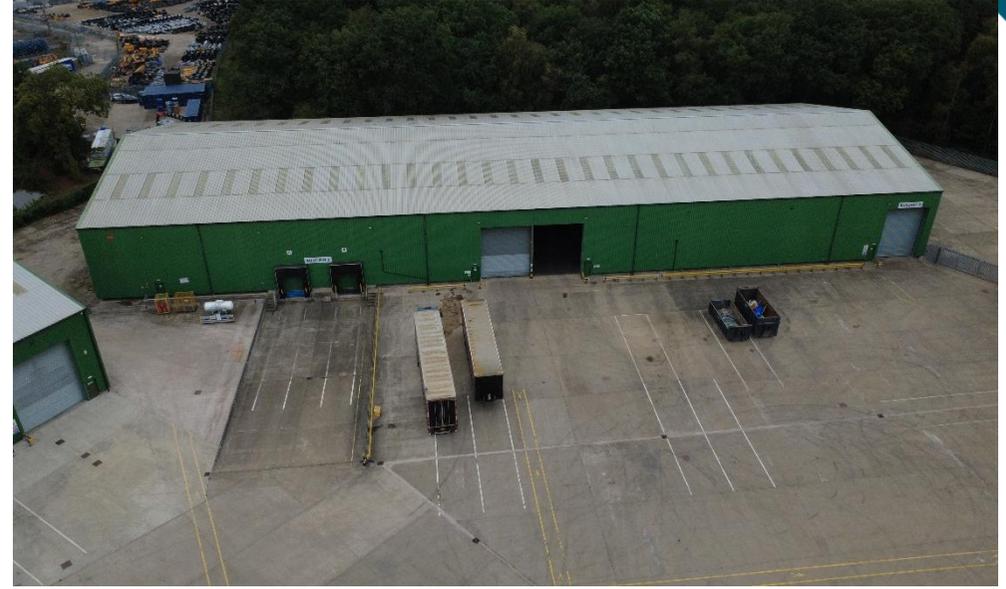
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Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.