



HOWKINS &
HARRISON

Unit 5 Measham Lodge Business Park, Gallows Lane, Swadlincote, Leicestershire, DE12 7HA

£18,000 per annum

- Superfast Broadband
- 2,315 sq ft / 215.07 sqm
- 24 hour Owner Managed Site
- Ample Parking
- Excellent Location

Please contact Lily Taylor on

01530 877977 option 3

lily.taylor@howkinsandharrison.co.uk

A large industrial unit ideally located on a secure industrial site, with excellent transport links being close to the A444 and J11 of the M42.

Description

Measham Lodge Business Park is an established business park located in a rural setting just to the south of Measham, 4 miles to the south of Ashby de la Zouch.

The unit benefits from excellent transport links with the A444 and J11 of the M42 both 3 miles away, providing excellent transport links to the Midlands motorway and local towns.

Measham Lodge Business Park

Measham Lodge Business Park offers a range of offices and storage units in a sought after location with excellent links to major road networks and super fast broadband to keep your business connected. The new development has been built to a high standard providing a 24 hour owner managed site on a rural business park with ample parking for employees and visitors.

A large open plan storage unit with roller shutter doors, separate pedestrian access, and corporate office facility with separate male and female W.C.

Broadband Connection

Measham Lodge Business Park has the benefit of a super fast broadband connection with a direct fibre connection of 100MB per unit. There is 1GB to the site. This provides fibre to the premises (FTTP) via a direct access service.

Price

£18,000 per annum plus VAT

Tenure

The whole unit is available to Let by way of a new Full Repairing and Insuring Lease for a minimum term of three years and will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954.

Utilities

Mains electricity, mains water (sub-metered) and a private drainage system. The tenant will be responsible for the payment of all services from the date of occupation. We would advise interested parties to undertake their own enquiries as to the

adequacy and availability of these services which have not been tested or verified by Howkins and Harrison LLP.

Maintenance and Insurance

The tenant will be responsible for the maintenance, repair and upkeep of the unit.

Insurance is put in place by the landlord and will be charged to the tenant on an annual basis. The landlord is responsible for all external repairs.

Legal Fees

The tenant will be responsible for paying 50% of the Landlords legal fees.

Service Charge

The current service charge is £1,200 per annum plus VAT, the service charge will cover the costs of maintenance and upkeep of common areas.

Business Rates

The current rateable value is £15,750.

EPC

The current EPC for the property is D (96).

Deposit

A deposit will be required to be held for the duration of the term.

Planning

We understand that the property has planning permission for Class B8 Storage and Distribution use.

Viewings

Strictly by prior appointment with Howkins and Harrison LLP. Please contact Lily Taylor on 01530 877977 (option 3).

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

