



HOWKINS &  
HARRISON

## Unit Near Ashby De La Zouch, Derbyshire

£38,500 per annum plus VAT

- Attractive rural location
- 4,800 sq ft / 445.9 sqm
- Excellent location
- New Build
- Portal frame construction

Please contact Lily Taylor on

01530 877977 option 3

[lily.taylor@howkinsandharrison.co.uk](mailto:lily.taylor@howkinsandharrison.co.uk)

Industrial unit under construction located just outside of the market town of Ashby de la Zouch close to Junction 11 of the A42 and the Midlands Motorway Network.

## Description

Unit 3B is currently under construction but will consist of a flexible space, located on a small industrial site just outside of the market town of Ashby de la Zouch. The unit is located in a rural location but is well connected to the main roads and benefits from quick access to the motorway network.

The unit is located 2.5 miles from Ashby de la Zouch with excellent transport links to Junction 11 of the A42 (3.4 miles) providing access to the Midlands Motorway Network. The unit is also located close to Swadlincote (2.3 miles) and Burton Upon Trent (7.2 miles).

The unit will be a steel portal frame building with concrete floor and concrete walls to half height. The unit will benefit from an electric roller shutter door and wall insulation to two sides.

## Price

£38,500 per annum plus VAT

## Tenure

Available on a new flexible term lease, terms to be agreed.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

## Utilities

The property will benefit from mains electricity, water and drainage.

The tenant is responsible for the payment of all utilities from the date of occupation. We are advised that main

services are connected to the property, including mains water, drainage and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

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 & Harrison LLP.

## Service Charge

Not applicable.

## Business Rates

The property is not yet rated for Business Rates. Should Business Rates become payable the tenant will be responsible from the initial date of occupation.

## EPC

Awaiting EPC.

## Deposit

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

## Planning

## Viewings

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

## Howkins & Harrison

The Old Cottage Hospital, Leicester Road, Ashby de la Zouch, Leicestershire, LE65 1DB

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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.