

**Mileway**

# Willow Farm Business Park Derby

Available to Let  
Warehouse

20,399 - 40,903 sq ft (1,895 - 3,800 sq m)

LED warehouse lighting



3 phase power



Level access roller shutter doors



7.00m rising to 9.65m



Securely fenced yard



# Willow Farm Business Park

Willow Farm Business Park, Sills Road, Castle Donington Derby DE74 2US



## Description

The property comprises a semi-detached industrial/warehouse unit constructed in 2001. The accommodation provides clear span warehousing with ground and first floor offices, kitchen facilities and WCs

## Location

Willow Farm Business Park is an established industrial/warehouse location in Castle Donington, Leicestershire. The estate is accessed from the A50 approximately 2.5 miles west of Junction 24/24A of the M1 motorway and adjacent to East Midlands Distribution Centre. East Midlands Airport is directly accessed by the new Castle Donington western relief road.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

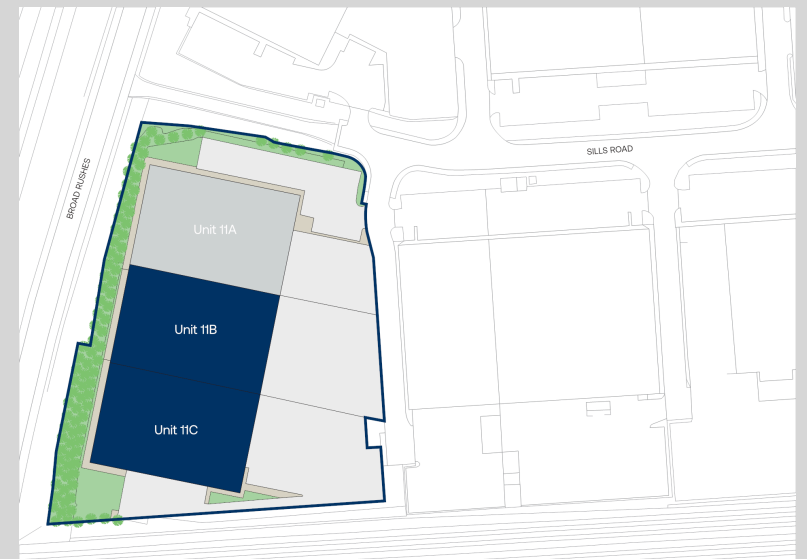
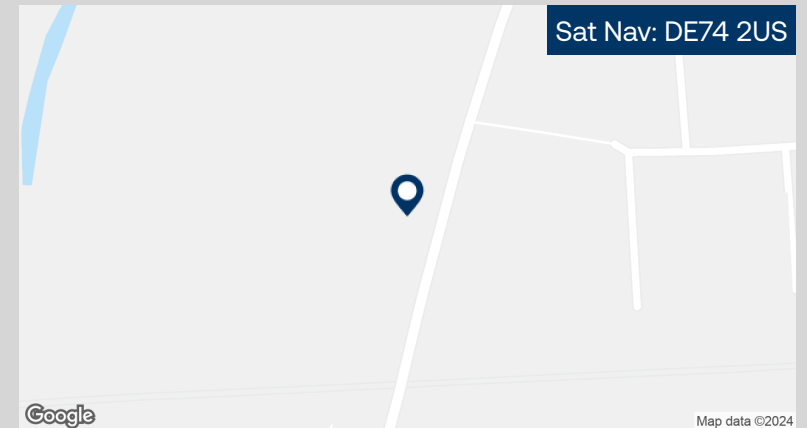
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 11B	Warehouse	20,399	1,895	Immediately
Unit 11C	Warehouse	20,504	1,905	Immediately
<b>Total</b>		<b>40,903</b>	<b>3,800</b>	

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