



7 Boundary Court, Warke Flatt, Castle Donington, Derbyshire DE74 2UD

HIGH QUALITY OFFICES

- ▶ **5,380 sq ft (499.76 sq m)**
- ▶ **On-site parking provision for 24 cars**
- ▶ **High quality internal specification**
- ▶ **Excellent access to A50/M1 J24/A42 and East Midlands Airport**

For enquiries and viewings please contact:



Debbie Thompson
07974 663063
dthompson@innes-england.com



Nick Hosking
07855 423458
nhosking@innes-england.com

Location

Boundary Court is located on Willow Farm Business Park next to Castle Donington within close proximity to East Midlands Airport.

The offices are situated in one of the most easily accessible areas of the East Midlands, accessed from J24A of the M1 via the A50 with excellent transport links to Nottingham, Derby, Leicester and beyond.

Description

Modern two-storey office building of steel portal frame construction under a pitched tiled roof that comprises a large lobby/entrance leading to ground floor open plan accommodation fitted to a very high internal specification offering open plan accommodation that has been refurbished throughout and had a well appointed kitchen on the ground and first floors. The offices benefit from suspended ceilings with inset category 2 lighting panels and air conditioning, along with gas central heating.

There are 24 on-site parking spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor	249.7	2,688
First Floor	250.1	2,692
Total	499.8	5,380

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises have consent for office falling under Class E (Business, Commerce and Services) under the Use Classes Order 1987 (as amended) and would also be suitable for training and healthcare uses.

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £68,000. The UBR for 2023/2024 will be 51.2p. Interested parties are advised to clarify the rates payable direct with the local authority: Source VOA website

Rent

Rental £80,000 per annum exclusive of business rates and VAT

Service Charge

There shall be a service charge payable towards maintenance and upkeep of the service road into the site. Details on request.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

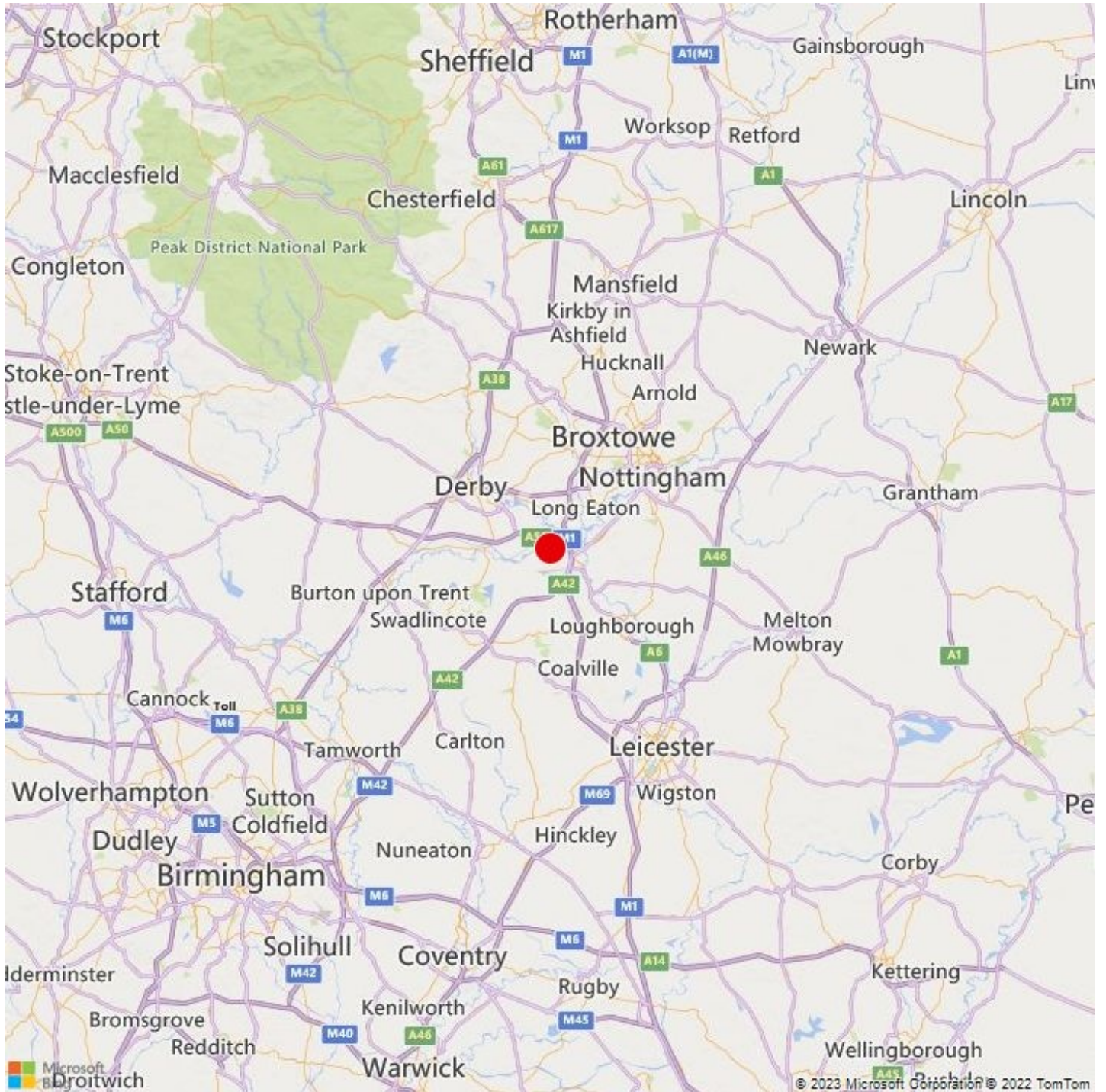
The premises has an EPC rating of C (70) and is valid until 24th November 2024.

Viewings

Viewings are by appointment with Innes England or our joint agent: Corbin Archer - FHP Tel: 01332 343222

Date Produced: 08-Apr-2024





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE