

# UNIT 6E, 2 BOUNDARY COURT

WILLOW FARM BUSINESS PARK, CASTLE DONINGTON DE74 2NN

Well appointed ground floor office suite

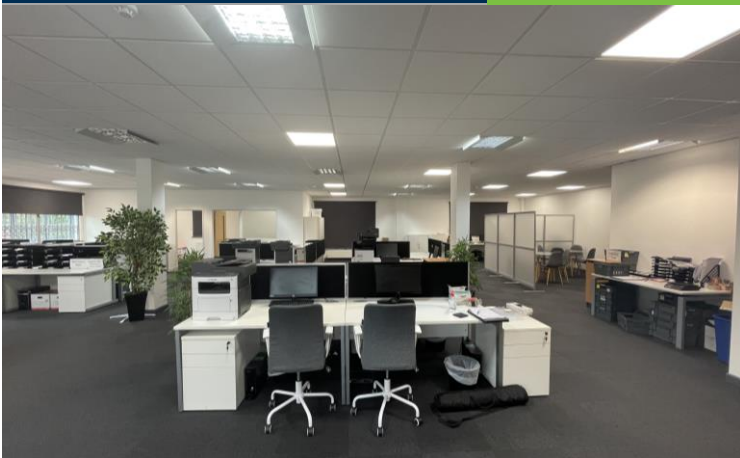
**166.82 sq m (1,796 sq ft)**

## TO LET

- High quality finish throughout
- 7 car parking spaces
- Professionally managed site
- Attractive working environment
- Immediate occupation
- VOIP intercom entry system



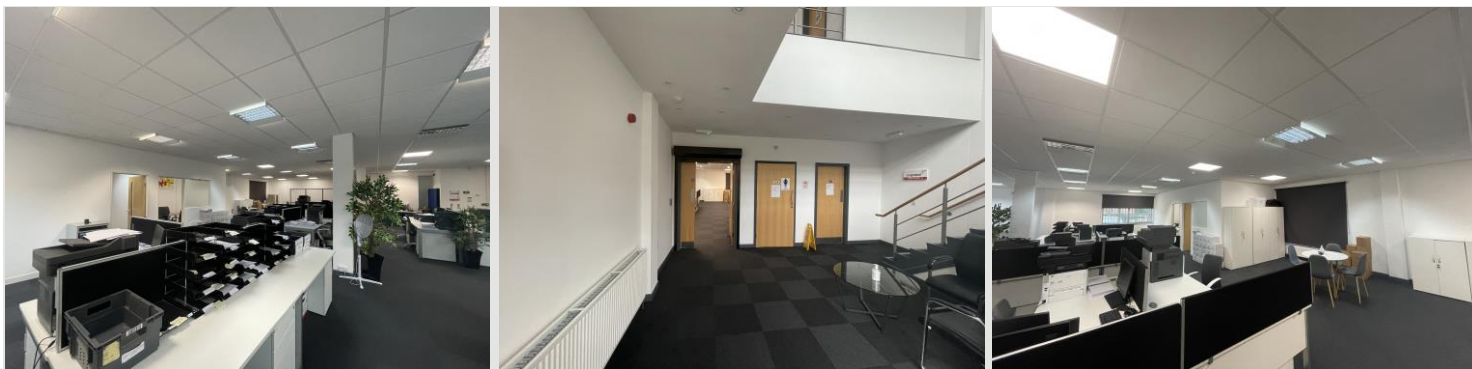
**VIEWING HIGHLY RECOMMENDED**



**NG Chartered Surveyors**

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

Willow Farm Business Park is a 50 acre purpose-built business park at Castle Donington, benefiting from good public transport links serving the surrounding area, and is approx. 3 miles from East Midlands Airport.

Boundary Court forms part of the popular Willow Farm Business Park in Castle Donington, providing excellent access to both the A50 Trunk Road and Junction 24A of the M1 motorway and the national motorway network thereafter.

## DESCRIPTION

This ground floor suite has recently been refurbished and finished to a high specification, featuring a well proportioned reception area with staff welfare facilities, leading to the predominantly open plan office incorporating a Board Room and private office to the rear.

The specification includes suspended ceilings with a combination of recessed LED lighting and fluorescent strip tubes, carpeted floor with inset data boxes and a well appointed kitchen.

The dual aspect double glazed windows allow for an abundance of natural daylight, which creates a pleasant working environment.

There are 7 parking spaces demised to the suite.

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

**Ground floor suite: 166.82 sq m (1,796 sq ft)**

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

The property has an EPC rating of 74 falling within Band 'C'.

## TOWN & COUNTRY PLANNING

The property has an established consent for use as offices, falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order Revised 2020.

## BUSINESS RATES

The property is currently assessed with the upper floor under one hereditament for rating purposes. Having considered similar buildings in the locality, we suggest the likely Rateable Value will be between £15,000-£20,000. Interested parties are advised to speak with North West Leicestershire Council for further details.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

**£29,750 per annum.**

## SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common parts and energy consumption. Full details available upon request.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## SUBJECT TO CONTRACT

Viewing by prior  
appointment only

**Richard Sutton**

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