

# UNIT 6E, 2 BOUNDARY COURT

WILLOW FARM BUSINESS PARK, CASTLE DONINGTON DE74 2NN

Well appointed first floor office suite

**212 sq m (2,281 sq ft)**

## TO LET

- Open-plan layout throughout
- 10 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 first floor office suite comprises an attractive open-plan layout, and has raised floors, suspended ceilings with integral LG7 lighting and air conditioning cassettes.

Male and female WC's and kitchenette facilities are provided in the communal reception.

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

There are 10 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:-

**First floor suite: 212 sq m (2,281 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

Contact the marketing agents for further details.

## 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 lower 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 effective full repairing and insuring lease for a term of years to be agreed.

## RENT

Negotiable by landlord.

## 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

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