



Superb Self-contained Office Suite 5,954 sq ft (553.18 sq m)

- High quality modern specification
- 50+ car parking spaces available with the suite
- Premier Business Park location in close proximity to M1 (J24), A50, A42 & East Midlands Airport
- Excellent occupational value opportunity with all-inclusive rent

Superb Self-contained Office Suite

5,954 sq ft (553.18 sq m)

Location

The suite sits within the building known as EMD525 which forms part of the established and popular East Midlands Distribution Centre, an extension of the Willow Farm and Trent Lane commercial locations. The position offers unrivalled connectivity being located at the intersection of the M1 at J24 providing direct links to A50 (M1-M6 trunk), A42, A453 and the A6 which connect to Leicester, Derby, Birmingham, Nottingham and Loughborough with relative ease. East Midlands Airport is located in close proximity and East Midlands Parkway train station which is 5 miles drive provides regular services to London and the North.

Description

The open plan suite comprises the 2nd floor offices within a modern grade-A warehouse building, accessed by an attractive reception area where there would be company branding opportunities. Access to the upper floor is via a fully serviced 10 person passenger lift or well-lit stairwell. The entrance is from a lobby area and key features of the suite include:

- Fully open plan layout
- Kitchen facility
- WC facilities within the suite and off entrance lobby
- LED lighting
- Raised floors with data and power boxes throughout
- Perimeter trunking

Externally car parking is plentiful. A large secure and surfaced car park provides scope for 50+ car parking spaces if required which can include EV Charging Spaces by arrangement.

Terms

The offices are available To Let by way of a sub-lease upon terms to be agreed. The property is offered by way of an all-inclusive rent to cover business rates, buildings insurance, utilities and common parts maintenance. The tenant is responsible for the upkeep of the interior of the suite. EV Charging is a separate cost if required.

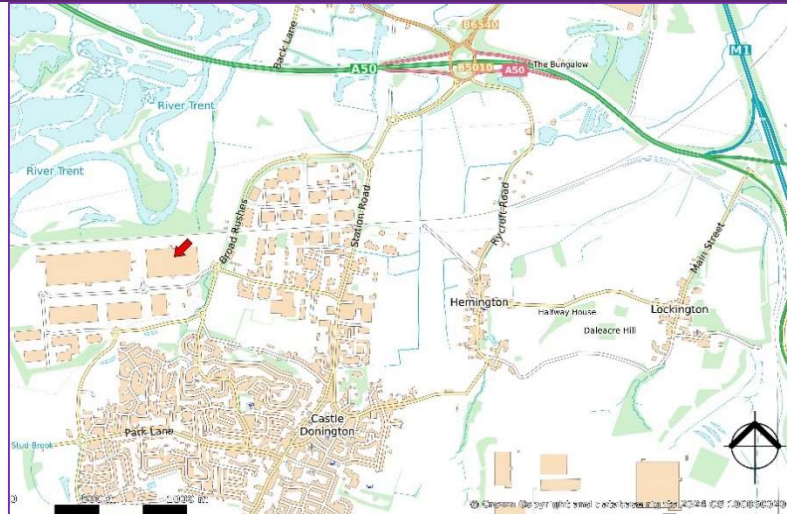
The annual rental charge reflects a very competitive **£15.00 per sq.ft.**

EPC Rating

The property has an EPC assessment of A+.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.



VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Further Information

All enquiries through the sole agent CPP.

Rob Darrington

M: 07506 119770

E: rob@cpartners.co.uk

Sean Bremner

M: 07541 505980

E: sean@cpartners.co.uk

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0114 273 8857
0115 896 6611
www.cpartners.co.uk

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