



## High Quality Modern Industrial/Warehouse Facility Size 20,399 – 40,903 sq ft (1,895.1 – 3,800 sq m)

- Originally two units, now connected but can be separated.
- 7m internal eaves height
- Large concrete surfaced, fenced and gated yard
- Highly accessible location in good proximity to M1, A42, A50, A53 & EMA

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## Size 20,399 – 40,903 sq ft (1,895.1 – 3,800 sq m)

### Location

Willow Farm is an established and highly regarded commercial location located on the borders of Leicestershire, Derbyshire and Nottinghamshire. The business park boasts unrivalled infrastructure connections being 2.5m from J24/24a of the M1, A42 and A453. 1.5 miles to A50 (M1-M6 trunk road). East Midlands Airport can be accessed within 10 minutes drive via the new relief road. The business park has attracted high calibre occupiers taking advantage of the accessibility to the nearby towns and cities of Derby, Nottingham, Leicester, Loughborough and Ashby.

### Description

The property comprises a steel portal frame building with elevations or part brick/blockwork surmounted by profile cladding to eaves and over a pitched roof. The subject property was originally built as two individual units but has been connected via an opening in the dividing wall. The building can be offered as one or split subject to occupier requirements. Key features include:

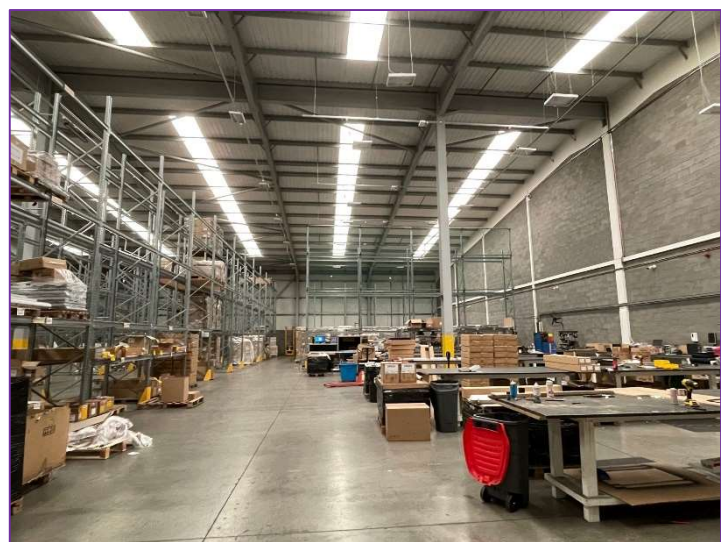
- 7m internal eaves, rising to ridge height of 9.65m
- 4 power assisted level access loading doors
- LED warehouse lighting
- 2 storey office and welfare block within each unit
- External concrete surfaced yard, fully fenced and gated
- Parking areas
- EPC Rating C-51

### Accommodation

Description	SQ M	SQ FT
11B - Warehouse	1,575.60	16,960
11B – GF Office/Ancillary	161.60	1,739
11B – FF Office/Ancillary	157.90	1,700
<b>11B Total</b>	<b>1,895.10</b>	<b>20,399</b>
11C - Warehouse	1,593.60	17,153
11C – GF Office/Ancillary	157.00	1,690
11C – FF Office/Ancillary	154.30	1,661
<b>11C Total</b>	<b>1,904.90</b>	<b>20,504</b>
<b>11B &amp; C Total</b>	<b>3,800.00</b>	<b>40,903</b>

### Rateable Value

“Warehouse & Premises”. 2023 RV of £184,000.  
(Payable x 0.512)



### Terms

The units are available TO LET upon a new FRI lease, terms to be agreed off a quoting rent of £7.95 per sq.ft.

### Further Information

For further information please contact the joint agents CPP  
Sean Bremner

M: 07541 505980

E: [sean@cpppartners.co.uk](mailto:sean@cpppartners.co.uk)

or

Darran Severn (FHP)

M: 07917 460031

E: [darran@fhp.co.uk](mailto:darran@fhp.co.uk)

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