Flagstaff 42, Resolution Road

ASHBY-DE-LA-ZOUCH, LE65 1DW

51,295 Sq Ft

(4,765.31 Sq M)

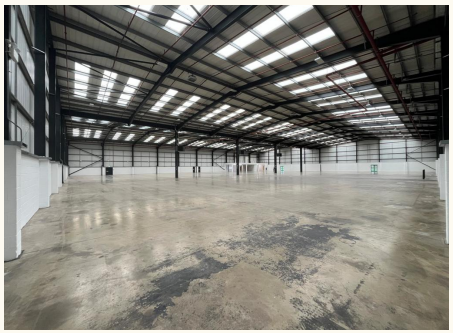
QUOTING TERMS

£9.75
On Application







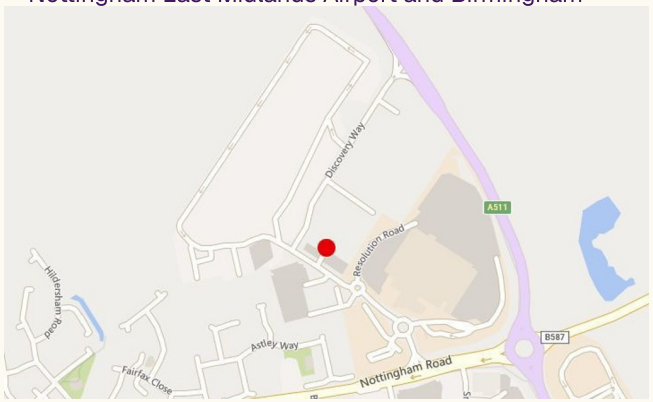


Flagstaff 42, Resolution Road
Ashby-De-La-Zouch, LE65 1DW

LOCATION

Ashby de la Zouch is located approximately 29 miles from Birmingham via the M6 and A/M42, 23 miles from Nottingham via the M1/A42, and 18 miles from Leicester via the A50/A511. Flagstaff 42 is situated a short distance from Junction 13 of the A(M)42 on the outskirts of Ashby and benefits from easy access to Junction 23A of the M1 motorway.

The central location offers excellent connectivity to the national road network, with approximately 2 million people living within a 40-minute drive time. Nottingham East Midlands Airport and Birmingham



DESCRIPTION

Flagstaff 42 comprises a detached warehouse of steel portal frame construction with steel profile cladding beneath a pitched roof. The property also benefits from two-storey office accommodation. The building was constructed in 2000 and has planning consent for B1, B2 and B8 uses.

The premises benefit from the following specification:
- 9.35m internal eaves height (8.18m clear internal height)
- 3.1 MVA
- LED lighting throughout
- Sprinkler system
- Four level access loading doors

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	4,543.46	48,907
Ground Floor Office	110.92	1,194
First Floor Office	110.92	1,194

TERMS & INFORMATION

Terms

The premises are immediately available by way of a new full repairing and insuring lease on surrender and grant of a new lease .

EPC Rating

The EPC rating for the property is B-48.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding are required from any purchaser or lessee.

Further Information

cpp.uk

Brodie Faint
07516 770513
brodie@cpp.uk



Sean Bremner MRICS
07541 505 980
sean@cpp.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.