



Merlin Business Park, Woodyard Lane, Foston, Derby, DE65 5BY
To Let: £85,000 to £172,500 per annum

Warehouse/Distribution
GIA 1,666 sq. m (17,933 sq. ft) to 3,387sq. m (36,453 sq. ft.)

Location

The property is located at Foston immediately adjoining Dove Valley Park at the junction with the A50 M1/M6 link which connects Junction 24/24a of the M1 by East Midlands Airport with the A500 at Stoke on Trent and which provides access to Junctions 15 and 16 of the M6.

Description

The property comprises a substantial multi-unit warehouse and distribution hub extending to 3.02 hectares (7.46 acres) upon which there are five warehouses.

Unit 1: 56.00m wide x 29.75 m deep with 9.20m eaves and 2x level access loading doors.

Units 2-3 (arranged as single unit): 96.76m wide x 35m deep with 9.20m eaves and 3x level access loading doors and 2x loading docks.

Unit 4: 78.62m wide x 35.00m deep with 9.20m eaves and 3x level; access loading doors.

Unit 5: 47.95m wide x 90.45m deep with 6.60m to 7.66m eaves and 4x level access loading doors.

The site benefits from a concrete surfaced yard offering extensive loading, parking and outside storage options. Portable offices/welfare facilities can be provided for each unit.

Accommodation

	GIA sq. m	GIA sq. ft
Unit 1	1,666	17,933
Units 2-3	3,387	36,453
Unit 4	2,748	29,578
Unit 5	4,377	46,684

Services

Mains electricity, water and drainage are available.

Energy Performance

Unit	Energy Rating
Unit 1	C
Units 2-3	C
Unit 4	C
Unit 5	C

Planning

Use Class B8.

Rating

The site is currently in single assessment as follows:

- Local Authority Ref: 10221629160
- Rateable Value £355,000

Tenure

Leasehold by way of a new Full Repairing and Insuring lease on terms to be agreed.

Rent

	£/annum
Unit 1	£85,000
Units 2-3	£172,500
Unit 4	£140,000
Unit 5	Let

Service Charge

A service charge will apply to cover the landlord's costs of maintaining common parts and the estate.

VAT

VAT applies to all amounts.

Costs

Each party is to be responsible for their own legal costs.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

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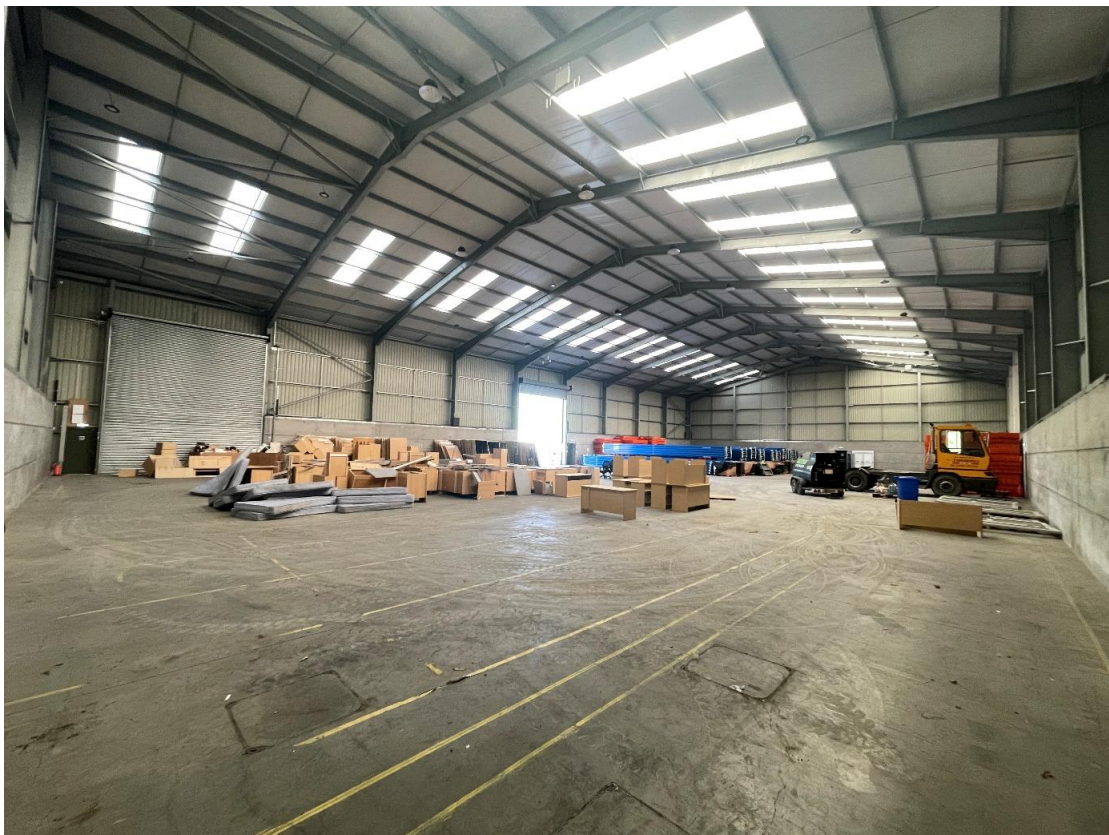
Subject to Contract

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Unit 1



Unit 1



Unit 2-3



Unit 2-3



Unit 4

