



Merlin Business Park, Woodyard Lane, Foston, Derby, DE65 5BY
To Let: £550,000 per annum

Multi-Unit Warehouse and Distribution Hub
Gross Internal Area 12,224 sq. m (131,578 sq. ft.)
3.02 Hectares (7.46 acres)

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 comprising a site extending to 3.02 hectares (7.46 acres) upon which there are four warehouses together with site offices and a welfare block.

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

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

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.

Accommodation

Description	Sq. m	Sq. ft
Unit 1	1,666	17,933
Units 2-3	3,387	36,453
Unit 4	2,748	29,578
Unit 5	4,337	46,684
Offices	60	646
Welfare Block	86	930
Gross Internal Area	12,224	131,578

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

Interested parties are recommended to make their own enquiries with South Derbyshire Council.

Rating

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

Tenure

The Property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

Rent

£550,000 per annum

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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