

High Quality Warehouse/Light Industrial Unit

419.86 sq m (4,520 sq ft)

Unit A1, Langham Park, Lows Lane, Stanton-by-Dale, Derbyshire DE7 4RJ

To Let



- Modern, well presented unit
- Highly popular business park
- Accessible to both Derby and Nottingham
- Immediate occupation
- New lease available



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Location

Langham Park lies in the shadow of the M1 motorway, with Junction 25 being just over 1.5 miles away. The location affords easy access to both Derby and Nottingham, which is one of the reasons for the success of Langham Park, a secure gated development of light industrial/warehouse units situated off Lows Lane.

The Property

Unit A1 is a sought-after end-terraced portal framed light industrial/warehouse unit constructed with brick and blockwork, surmounted by profiled steel cladding to the upper elevations.

Loading to the warehouse, which has a 5.5m eaves height, is via full height sectional up-and-over loading door. The unit is currently undergoing refurbishment which will take 6-8 weeks to complete. The unit will then have high quality office and boardroom facilities to the first floor supplemented by a reception area, office, staff welfare and WC's to the ground floor.

The unit is allocated parking for 7 vehicles.

Accommodation

The property has been referenced and the following approximate gross internal floor areas calculated, measured in accordance with the RICS Code of Measuring Practice:-

Ground floor:	332.60 sq m	(3,574 sq ft)
First floor offices & boardroom:	246.60 sq m	(946 sq ft)
TOTAL GIA	419.86 sq m	(4,520 sq ft)

Planning

The property is suitable for uses falling within Classes B1/B8 of the Town & Country Planning (Use Classes) Order 1987.

Energy Performance Certificate

The property lies within Band 'C'. Copies of the EPC and Recommendations Report are available upon request.

Rates

Charging Authority:	Erewash Borough Council
Rateable Value:	£23,500
Period:	2018/2019

Lease

The unit is available by way of a new 5 year full repairing and insuring lease.

Rent

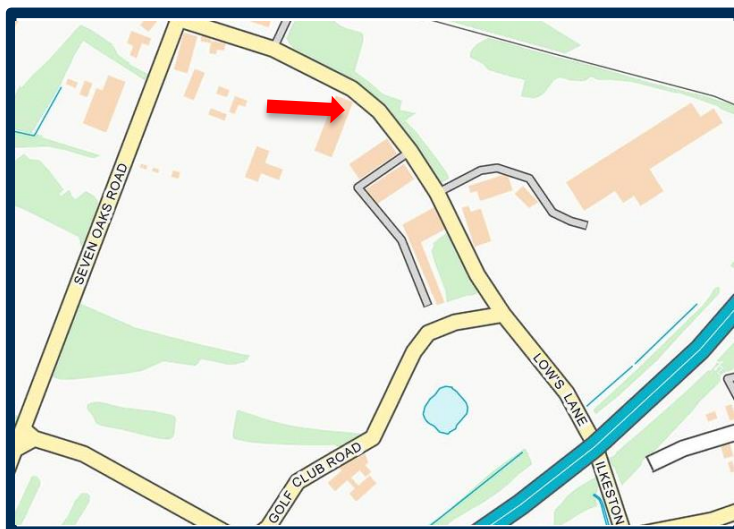
£30,000 per annum. Rent is payable quarterly in advance on the usual Quarter Days.

Estate Charge

An estate charge is levied in respect of the maintenance of common parts of the Langham Park development. Further details are available upon request.

VAT

The rent and estate charge are subject to VAT at the prevailing rate.



Viewing

Strictly by prior appointment
with the sole agents.

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SUBJECT TO CONTRACT

Ref: RGS/RKB/8497 08.01.19