

FOR SALE | TO LET

Ready for  
occupation  
in Q4  
2020

# Castlewood Court

CASTLEWOOD BUSINESS PARK  
M1 JUNCTION 28 / A38

Three speculatively  
built warehouse/  
production units

Unit 11A – Under offer

Unit 11B – 31,396ft<sup>2</sup> (2,917m<sup>2</sup>)

Unit 11C – 11,625ft<sup>2</sup> (1,080m<sup>2</sup>)



[cwc-castlewood.co.uk](http://cwc-castlewood.co.uk)



## Location

Forming part of Castlewood Business Park Castlewood Court will see three speculatively constructed prime warehouse or industrial units built, all ready for occupation in Q4 2020.

Set in a prime position adjoining Junction 28 of the M1 motorway at its intersection with the A38, occupiers of the Park already include amongst others:



## Specification

Being speculatively constructed to the highest standards, a deal to let one of the three buildings has already been agreed but the two others remain available **to buy or rent**.

The full specification is available upon request but key features will include:

- Detached storage/production space
- Securely fenced and gated delivery yards
- Separate car parking
- Full height roller shutter access
- **Unit 11B** – 8 metre eaves
- **Unit 11C** – 6.5 metre eaves

## Planning

The units will have consent for the following uses:

- B1 (Industrial)
- B2 (General Industrial)
- B8 (Warehouse & Distribution)

## Accommodation

### Unit 11B

Total GIA	2,917m <sup>2</sup>	31,396ft <sup>2</sup>
-----------	---------------------	-----------------------

### Unit 11C

Total GIA	1,080m <sup>2</sup>	11,625ft <sup>2</sup>
-----------	---------------------	-----------------------



CASTLEWOOD BUSINESS PARK



## Drivetimes

TOWN	KMS	MILES	TIME
Birmingham	97.8	60.8	1hr 16 min
East Mid Airport	37.9	23.6	29min
Hull	125	77.7	1hr 22min
Leeds	93.8	58.3	1hr 02min
Leicester	65.9	41	50min
Manchester	90.4	56.2	1hr 30min
Nottingham	22.8	14.2	21min
ROAD	KMS	MILES	TIME
M1 (J24a)	31.3	19.5	19min
M6 (J15)	84.4	52.5	1hr 04min
M6 (J16)	98.9	61.5	1hr 11min
M1 (J32 M18)	35.4	22	21min
M1 (J19 A14)	85.2	53	51min

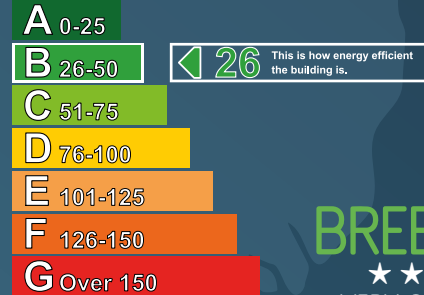


## EPC

More energy efficient



Net zero CO<sub>2</sub> emissions



**BREEAM®**  
★★★  
VERY GOOD

## Disposal

The units are available individually either to buy or rent. Quoting terms are available from the agents upon request.

## Service Charge

A nominal service charge will be payable by the occupier to cover contribution towards upkeep and maintenance of estate roads and common parts of the estate.

## VAT

VAT will be payable upon purchase price/rent due and service charge.



savills.co.uk   
**0121 634 8400**

**Ranjit Gill**  
rsgill@savills.com  
07771 838 135  
**Christian Smith**  
christian.smith@savills.com  
07808 784 789

  
www.fhp.co.uk  
**01159 507 577**  
**01332 343 222**

**Tim Gilbertson**  
tim@fhp.co.uk  
07887 787 893  
**Chris Proctor**  
chris@fhp.co.uk  
07747 464 770

**Misrepresentation:** Whilst every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. December 2019. carve-design.co.uk 14505