

UNIT 9A Castlewood Business Park

SOUTH NORMANTON | DERBYSHIRE | NG17 1BX

TO LET

**67,895 sq ft (6,310 sq m) PURPOSE-BUILT HIGH CALIBRE
WAREHOUSE/PRODUCTION UNIT ON 2.848 ACRES**



NG Chartered
Surveyors

Castlewood Business Park

Location

Over 820,000 sq ft has already been developed on Castlewood with notable occupiers now including the Co-operative Group (480,000 sq ft), UDG (224,000 sq ft), Bombardier (24,000 sq ft), Midland Aerospace (40,000 sq ft) and more recently Parker Knoll (100,000 sq ft).

SAT NAV: NG17 1BX



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Description

This property was purpose-built in 2012 and comprises a detached two bay portal framed production facility totaling some 67,895 sq ft GIA set within its own fully secure site of 2.848 acres.

The unit has been built to an institutional specification providing a sensible combination of clear span open production/ storage space supplemented by a suite of private offices, meeting room, training areas and staff welfare facilities. Elevations are a combination of profiled and micro-rib cladding incorporating double glazed aluminium framed window units and an underside to eaves height of 10m.

Loading is provided to the rear elevation with a fully secure concrete surfaced service yard by means of 3 level access loading doors. All loading doors are fully automated and are protected by an external canopy.

The complex as a whole is protected by a CCTV system.

The unit sits within a landscaped plot and has tarmacadam surfaced car parking areas to the front elevation with marked spaces for 56 vehicles. In addition to this, HGV parking is provided in the service yard.

A unique feature of the facility is its exceptionally high power supply which will be of interest to manufacturing companies actively seeking accommodation in this area.



Accommodation

From measurements taken on site, we have calculated the following gross internal floor areas:

Floor Areas	SQ FT	SQ M
Warehouse	58,911	5,473
First Floor Mezzanine	2,076	193
Loading canopy	4,487	417
Stores	2,421	225
Total GIA	67,895	6,308

Site area: 1.163 Hectares (2.848 acres)

Car parking: 56 spaces



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Rent

On application.

EPC

The property has an EPC rating within band A 22.

Terms

The property is currently held by way of a lease expiring May 2028. We can offer the unit by way of an assignment or sub-clause on terms to be agreed.

VAT

VAT is applicable to the rent charged at the prevailing rate.

Service Charge

There is an estate service charge levied to cover the estate roads, common areas and landscape maintenance. Full details are available on application.

Town & Country Planning

B1(c)/B2 & B8.

Business Rates

Local Authority: Ashfield District Council

Description: Factory & Premises

Rateable Value: £290,000

Period: 2017/18



Further information

For further information or to arrange a viewing please contact the sole agents:

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Misrepresentations Clause

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