

# WILLOW FARM BUSINESS PARK

Plots 4b & 4d | Willow Farm Business Park | Castle Donington | DE74 2UD

Design and build office opportunities available  
with excellent access to the A50(T)/M1/A42



FOR SALE / TO LET

**697 - 2,787m<sup>2</sup>** (7,500-30,000ft<sup>2</sup>)

Subject to Planning Consent



**Wilson Bowden**  
Developments  
Tel: 01530 276 276

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## DESCRIPTION

Potential for a new purpose built two-storey offices with a 1:250 ft<sup>2</sup> car parking ratio.

Plot 4B is approximately 0.93 acres and Plot 4D is approximately 0.5 acres. The sites combined can accommodate office development on a design and build basis up to approximately 30,000 ft<sup>2</sup>.

Design specifications and layouts are available on request. Buildings from 7,500 ft<sup>2</sup> can be accommodated.

## LOCATION

Willow Farm is a 50 acre mixed distribution and office park accessed by the A6504 from the A50(T), 2.5 miles West of Junction 24a of the M1.

The property is equidistant to Nottingham and Derby, both of which are approx 12 miles distant, accessed by direct dual carriageway links via the A453 to Nottingham and the A50/A6 to Derby with both City Centres accessible within 20 minutes drive outside of peak hours.

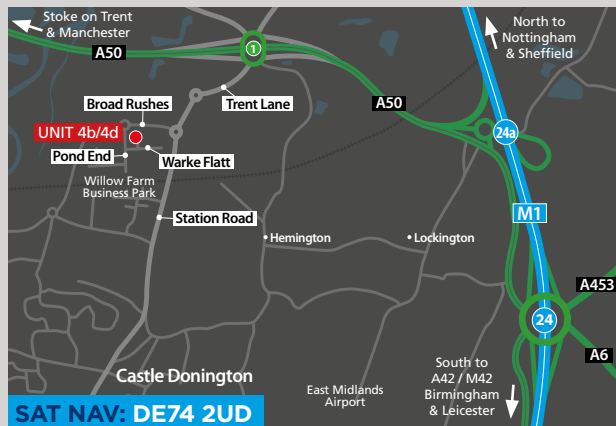
Willow Farm is 2.5 miles North of East Midlands Airport, the second largest freight airport in the UK.

## TERMS

The building is available to purchase or lease and full information is available by contacting the Joint Agents.

## PRICE

Indicative price available by contacting the Joint Agents.



## RATES

The property will be assessed for rates upon completion. Guide figures are available from the Agents.

## PLANNING

Historic planning consent for Willow Farm Business Park (01/00878/VCI). Original consent has now expired. A new full application will be required, based on occupier's final design.

## SERVICE CHARGE

There is a service charge applicable towards the upkeep and maintenance of common areas and landscaping.

## VAT

VAT is applicable at standard rate.

## CONTACT

For further information or to arrange to view please contact:



**John Proctor**  
T: 0115 841 1130  
E: johnp@fhp.co.uk



**Alex Reid**  
T: 01509 233 433  
E: alex.reid@matherjamie.co.uk



**Henry Henson**  
henry.henson@wilsonbowden.co.uk  
wilsonbowden.co.uk

IMPORTANT INFORMATION: All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following: 1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given. 2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting. 3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. 4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies. 5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations. October 2017, carve-design.co.uk 13201.