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P R O P E R T Y C O N S U L T A N T S

TO LET

INDUSTRIAL/WAREHOUSE UNIT

**BUSINESS UNIT E
REDHILL FARM
97 TOP STREET
APPLEBY MAGNA
SWADLINCOTE
DERBYSHIRE
DE12 7AH**



- **UNIT E - 4,406 SQ FT (409.3 SQ M)**
- **ADDITIONAL STORAGE LAND IS ALSO AVAILABLE - 0.18 ACRES (734 SQ M)**
- **AVAILABLE ON NEW LEASE**
- **RENTAL £19,850 PER ANNUM EXCLUSIVE OF BUSINESS RATES**
- **EPC GRADE D(79)**

BUSINESS UNIT E, REDHILL FARM, 97 TOP STREET, APPLEBY MAGNA, SWADLINCOTE, DERBYSHIRE

SITUATION AND DESCRIPTION

The premises are situated at Redhill Farm which is accessed from a drive off Top Street in Appleby Magna. Top Street via New Road gives access to the A444 (Atherstone Road) and Junction 11 of the M42 is approximately one mile away. Redhill Farm has a mixture of industrial, warehouse and office units affording good accessibility, circulation and loading.

ACCOMMODATION

Unit E - **4,406 sq ft (409.3 sq m)** - solid concrete floor, sliding steel loading doors, eaves height of 4.4m.

The unit will have the benefit of car parking and loading directly to the front.

There is an area of open storage land with a block paved surface extending to approximately 0.18 acres (734 sq m) also available to let and please see plan attached to these details.

PLANNING

We have not undertaken any planning enquiries but our client has informed us that the units have consent for B1 (Light Industrial) and B2 (Warehousing) uses.

Whilst this is not a planning restriction, no working will be allowed or vehicle movements to the units on Sundays or Bank Holidays.

SERVICES

3-phase electricity and drainage is available to the unit.

Foul drainage is to a septic tank and the costs of maintaining and emptying this are divided between the occupiers on a pro rata basis.

LEASE TERMS

The premises are available on a new lease for a term of years to be agreed. Flexible lease terms will be considered.

RENTAL

£19,850 per annum exclusive of business rates, utilities and other usual outgoings.

The additional open storage land is available to let at an additional rental of £5,000 per annum.

Our client informs us that this transaction is not subject to VAT.

SERVICE CHARGE

There will be a fixed service charge of £1,000 per annum to cover the maintenance and management of the common areas of the development.

**ENERGY PERFORMANCE
CERTIFICATE**

The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at www.ndepcregister.com using the postcode of the property.

LEGAL COSTS

The ingoing tenants are to be responsible for their own and the Landlord's legal costs.

VIEWING

By appointment with Rushton Hickman Limited.

REFERENCE

C1816 – 16072020





186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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