

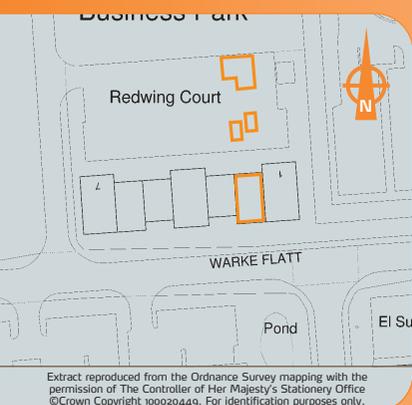
lot 30

Unit 2, Redwing Court, Willow Farm Business Park
Castle Donington, Leicestershire DE74 2UH

Rent
£24,750
per annum
exclusive

Freehold Office Investment

- Let to Seaton Partners Limited on a new lease
- Well established and strategically located Business Park close to the M1 and East Midlands Airport
- Nearby occupiers include Toyota Tsusho and AGC Aerocomposites



Location
Miles: 13 miles south-west of Nottingham
22 miles north-west of Leicester
Roads: A42, A50, M1
Air: East Midlands Airport

Description
The property comprises self-contained office accommodation on the ground and first floors and benefits from suspended ceilings, perimeter trunking and designated on-site car parking for 7 cars.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Situation
Redwing Court is a modern office development located on the Willow Farm Business Park, some 1.5 miles west of Junction 24 of the M1 Motorway. The property benefits from good access to the commercial centres of Sheffield to the north and Loughborough and Leicester to the south and benefits from being approximately 2.5 miles north of East Midlands Airport. Nearby occupiers include Toyota Tsusho and AGC Aerocomposites.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground and First	Office	179.95 sq m (1,937 sq ft)	SEATON PARTNERS LIMITED (3)	5 years from 14/05/2015 on a full repairing and insuring lease (1) (2)	£24,750	13/05/2020
Totals		179.95 sq m (1,937 sq ft)			£24,750	

(1) The lease is outside of the Security of Tenure provisions of the Landlord & Tenant Act 1954.
 (2) The lease provides for a tenant option to determine the lease on 14th May 2018.
 (3) Seaton Partners Limited, incorporated in 2007, are hardware consultants advising on new Microsoft Dynamic AX implementation.

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 Tel: +44 (0)207 320 3968.
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