

ZENITH

CASTLE DONINGTON

OPPORTUNITY • QUALITY • ADAPTABILITY • EFFICIENCY

TO LET

HIGH SPECIFICATION, SELF-CONTAINED OFFICES

29,758 SQ FT (2,764.6 SQ M) GIA

IMMEDIATELY AVAILABLE



The building features highly flexible and adaptable office accommodation arranged over three floors, providing an ideal opportunity for a single occupier seeking a headquarters building, or sub-divided to accommodate multiple tenants.

The site is fully secured with a gatehouse, double fencing and comprehensive CCTV coverage.

SPECIFICATION:

- Fully fitted air-conditioned office accommodation
- Fully fitted double height comms room with potential to add mezzanine
- Suspended ceilings with metal ceiling tiles
- LG7 fluorescent lighting
- Carpeted raised flooring
- Full catering/canteen facilities on ground floor with further kitchenettes on upper floors
- A secure fenced environment with gatehouse and CCTV
- 74 secure car parking spaces plus 6 visitor spaces (potential to increase provision to 114 spaces) and dedicated bicycle storage
- Very competitive lease terms
- Suitable for a variety of alternative uses, including data centre, contact centre and HQ office functions



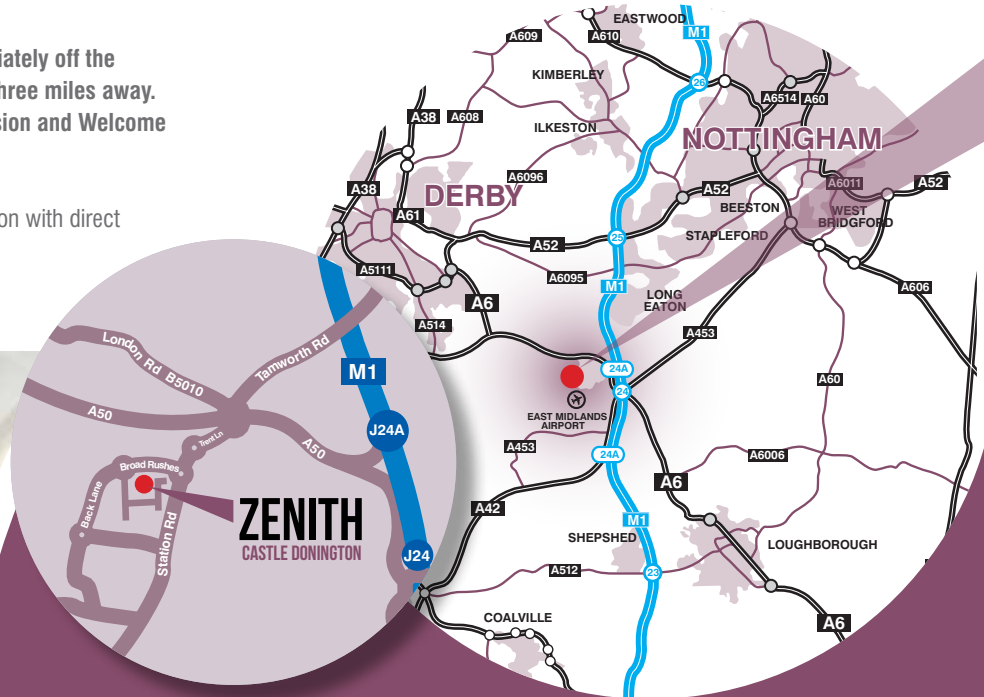
UNIT 5, WILLOW FARM BUSINESS PARK, CASTLE DONINGTON DE74 2UD

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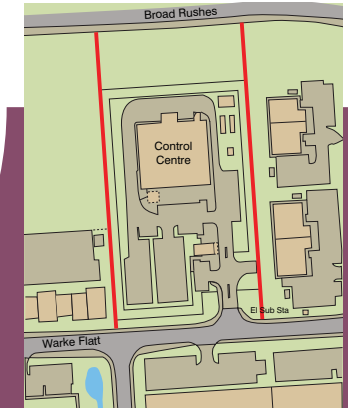
EXAMPLE FIT OUT IMAGES SHOWN

Zenith Castle Donington is located at Willow Farm Business Park immediately off the A50, which is accessed from Junction 24/24A of the M1 approximately three miles away. Existing occupiers include Morris Homes, The Spatial Group, DDC Precision and Welcome Car Finance.

Willow Farm Business Park offers a convenient, established business location with direct access to Derby, Nottingham and the wider region.



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DE74 2UD



ACCOMMODATION SCHEDULE

| GIA | | sq ft | sq m |
|---------------|--------------|---------------|----------------|
| Main building | Ground Floor | 12,453 | 1,156.9 |
| | First Floor | 13,419 | 1,246.7 |
| | Second Floor | 3,325 | 308.9 |
| Gatehouse | | 561 | 52.1 |
| TOTAL | | 29,758 | 2,764.6 |

TERMS

The property is held under a lease for a term of 25 years from 6 July 2007 and is available on a sub lease or assignment basis.

RENT

Upon application.



visit www.zenithcontrol.co.uk for further information

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