MODERN INDUSTRIAL / TRADE UNITS

TO LET / MAY SELL.

UNITS H3 – H5 • IVANHOE BUSINESS PARK •
TOM BILL WAY • ASHBY-DE-LA-ZOUCH • LE65 2UY



- GIA: 4,886 Sq Ft to 16,118 Sq Ft
- Popular Business Park Location
- May Suit Alternative Uses (STPP)
- Two Units – Available as Whole or Split
- Next to Screwfix, Toolstation & Eden Tyres
- High Quality Internal Spec

FLINT
REAL ESTATE

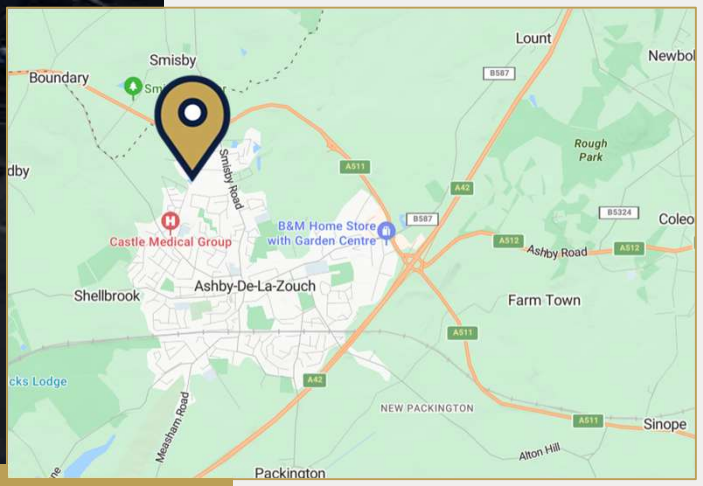


LOCATION

Ivanhoe Business Park is an established park, mainly accessed off the Ashby bypass (A511) and within 2 miles of the A42. Junction 13 of the A42 gives access to the M42 towards Birmingham or Nottingham. The M1 is also within easy reach, with junction 22/23A about 9 miles to the east. The town is directly at J13 of the A42, with easy access to the Midlands motorway network and to both East Midlands and Birmingham airports.

Nearby occupiers include **Screwfix, Toolstation** and **Howdens Joinery.**

Ashby-de-la-Zouch is an established market town on the Derbyshire/Leicestershire border, about 9 miles from Burton-upon-Trent. It lies 19 miles north west of Leicester, 14 miles south of Derby and around 12 miles west of Loughborough.



SAT NAV: **LE65 2UY** /// what3words: **MEATBALLS.CAMPFIRES.DRIFTERS**

DESCRIPTION

High quality modern industrial / trade counter units located in a popular business park location within Ashby-de-la-Zouch available To Let or May Sell.

- GIA: 4,886 sq ft to 16,118 sq ft
- Available as one or two units of 4,886 sq ft (H5 and 11,232 sq ft (H3 & 4)
- Modern office fit out over ground and first floors.
- Circa 6m minimum eaves height rising to 8.06m to the apex
- Electric loading doors
- Internal open plan warehouse accommodation
- Modern kitchen & w/c facilities
- Designated parking and ample circulation space
- Suitable for various E (g), B2 and B8 uses
- Potential for alternative uses STPP
- Gas heating system to the warehouses
- Available To Let / May Sell as a whole or separately





ACCOMODATION

The property has the following gross internal area measurements:

Unit	Sq M	Sq Ft
Unit H3 & H4	1,043.49	11,232
Unit H5	453.95	4,886
Total GIA	**1,497.44**	**16,118**

ASKING RENT

Rent on application

Please contact the agents for more information.

ASKING PRICE

The property may be available for sale. Quoting price available on application.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

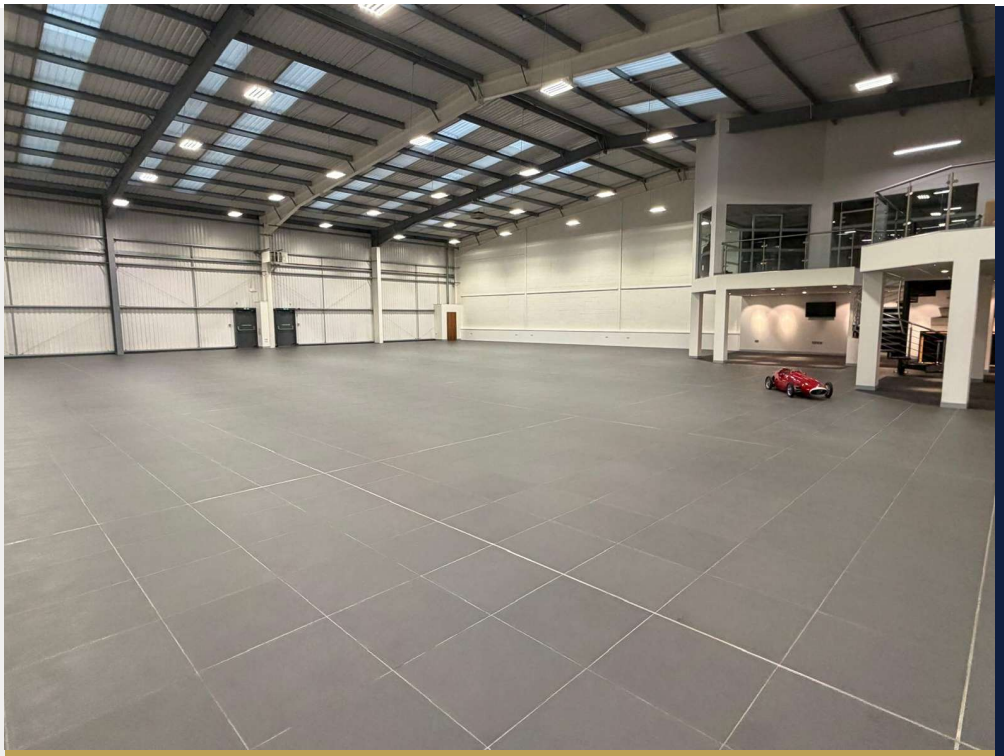
For further information, please contact the agents.

PLANNING

The units have permission for E(g), B2 and B8 uses. We consider the site ideal for various uses including trade counter, industrial, warehousing as well as retail warehouse, showroom and leisure uses stp.

BUSINESS RATES

Rateable Value: £109,000. Please note this is for the whole property. The rates are not split for each unit. Please contact the VOA for more information.



SERVICES

Mains services including 3-phase power supply are connected. Gas is connected

EPC

Each unit has an A 'Excellent' rated EPC.

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

Tenants and purchasers will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

By appointment with the Sole Agents below:

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FLINT REAL ESTATE

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