

FOR SALE

(INVESTMENT)

Unit L Rhino Business Park Fauld Lane Tutbury Staffordshire DE13 9HR



DESCRIPTION

Rhino Business park is a brand new industrial development completed April 2008, situated within Castle Point Park. The unit 1413 sq ft. Rhino Business Park comprises of 15 self contained units surrounded by a fenced, gated compound. Each high specification unit will include:

- Steel Framed Construction
- PVC coated & Insulated Profile Cladding
- Translucent Rooflights
- P A doors with 10 point locking system
- PVC coated & insulated roller shutter doors
- Power floated concrete floor
- Three phase power supply 30kva
- WC & hand wash facilities
- 5M eaves height
- Block paving to car parking areas & roadways

LOCATION

Castle Point Park is situated towards the centre of the country and benefits from good road communications with A511, A515 & the A50, M1/M6 link road within close proximity.

SERVICES

Mains water, drainage and electricity are available and connected

PLANNING

B1 (Light Industry), B2 (General Industry) and B8 (Warehouse and distribution)

TENANT

M & P eTrade

Sellers of antique and reproduction furniture

Five year FIR lease commencing January 2009

Rental

Year 1 £7200 pa + vat

Year 2 £7200 pa + vat

Year 3 £8000 pa + vat

Year 4 £8400 pa + vat

Year 5 £8400 pa + vat

For Sale Freehold

£112,500 + vat