

FOR SALE

(INVESTMENT)

Unit M 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 is 1442 sq ft with 740 sq ft first floor mezzanine. 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
- First floor Mezzanine

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)

TENNANT DETAILS

Omni-Cem Ltd

A firm specialising in the testing of cement

Three year lease commencing January 2009

Rental;

Year 1 £7800 pa + vat

Year 2 £8400 pa + vat

Year 3 £8400 pa + vat

For Sale Freehold
£120,000 + vat