



FOR SALE

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

- **Modern office unit of interest to both investors and owner occupiers**
- Strong connectivity and strategically located close to J24 of the M1 and East Midlands Airport
- Modern mid-terrace two storey office totalling 1,994 sq ft (NIA)
- Suspended ceilings with CAT 2 lighting, solid floors, perimeter trunking, and gas fired central heating
- Let in its entirety to Gill Cooke Personnel Limited until 17 February 2027
- Rent passing of £26,500 pa, equating to a low £13.29 psf
- Freehold



Location

Redwing Court is a modern office scheme within the 50 acre Willow Farm Business Park, a mixed-use development accessed via the A6504 off the A50 (T), 2.5 miles west of Junction 24a of the M1. It is approximately 12 miles from both Nottingham and Derby, and 2.5 miles north of East Midlands Airport.

Willow Farm has attracted a mix of office, logistics and engineering-related occupiers, reflecting its hybrid business park profile. Key occupiers include CEVA Logistics, CAME UK, Toyota Tsusho UK Ltd, and DGS Group Plc.

Description

The property comprises self-contained office accommodation over the ground and first floors, with parking to the front including a disabled space. Internally the building provides modern, predominately open plan

office accommodation, along with ancillary meeting rooms, a kitchenette, and WCs. The specification includes suspended ceilings, recessed lighting, and perimeter trunking.

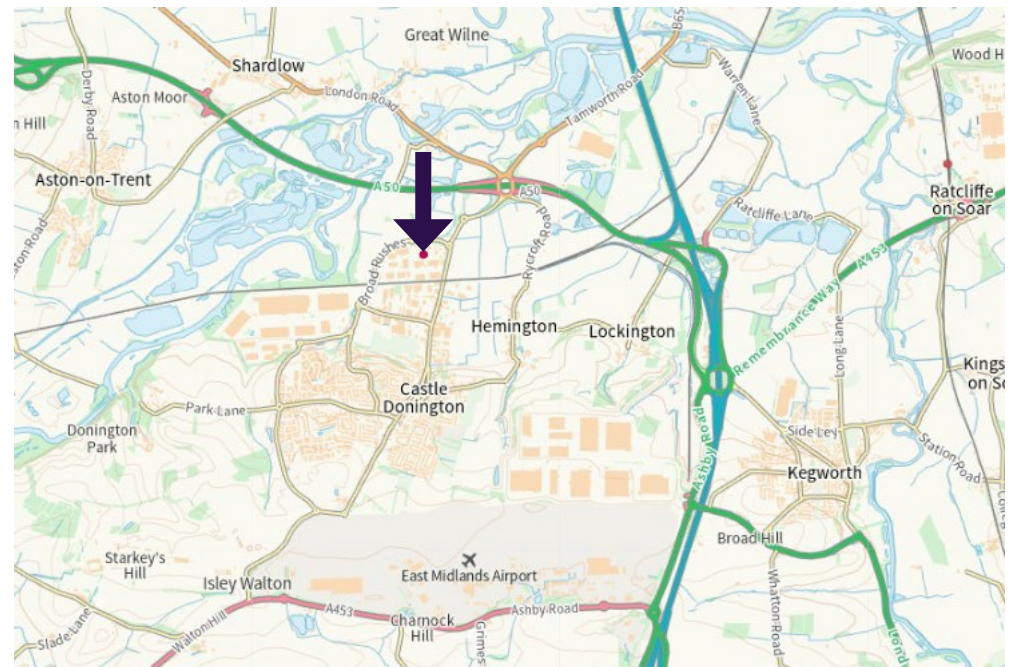
Tenancy

The property is let in its entirety to Gill Cooke Personnel Limited (02327419), CreditSafe rating of 50-C. The current 5 year lease expires on 17 February 2027 and is excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Current rent passing of £26,500 pa, equating to a low £13.29 psf.

Tenure

The property is held Freehold (Title Number: LT473350)





EPC

C (66) Expiring 26 May 2031

VAT

It is envisaged that the transaction will be treated as a TOGC.

Dataroom

Access to the dataroom is available upon request.

Proposal

We are instructed to seek offers in excess of **£275,000** which equates to an attractive net initial yield of **9.36%**, and low capital value of **£138 psf**.

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