



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£30,000 Per annum

UNIT 3A, SWANNINGTON ROAD
LEICESTER | LE9 6TU

- Established industrial estate
- Office accommodation over two storeys
- 5.2m Eaves in main warehouse
- Good parking and loading areas

LOCATION

Cottage Lane Industrial Estate is the premier business park in Broughton Astley attracting well-known local firms looking for a high-quality business park in close proximity to Leicester and the M1 motorway. Broughton Astley is located 5.8 miles north of Lutterworth and Junction 20 of the M1.

DESCRIPTION

Unit 3a provides a modern terraced unit and office accommodation over 2 floors, with a mezzanine providing further warehousing. The unit benefits from concrete flooring, blockwork walls and high-level cladding. Within the two-storey office accommodation, there is a meeting room, men's, women's, and disabled access WC's, and kitchen. There is suspended ceiling with LED lighting in the office, as well as gas central heating. Externally the Property benefits from a parking and loading area.

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 3,694 Sq Ft (343 Sq M).

BUSINESS RATES

As of April 2026 the Property has a Rateable Value of £29,000. Interested parties are advised to speak with Harborough District Council for further information.

EPC

The property has an EPC Rating E - 109.

TERMS

The Property is available by way of a new full repairing and insuring lease lease.

VAT

The property is opted to Tax and therefore VAT is applicable to the Rent quoted.

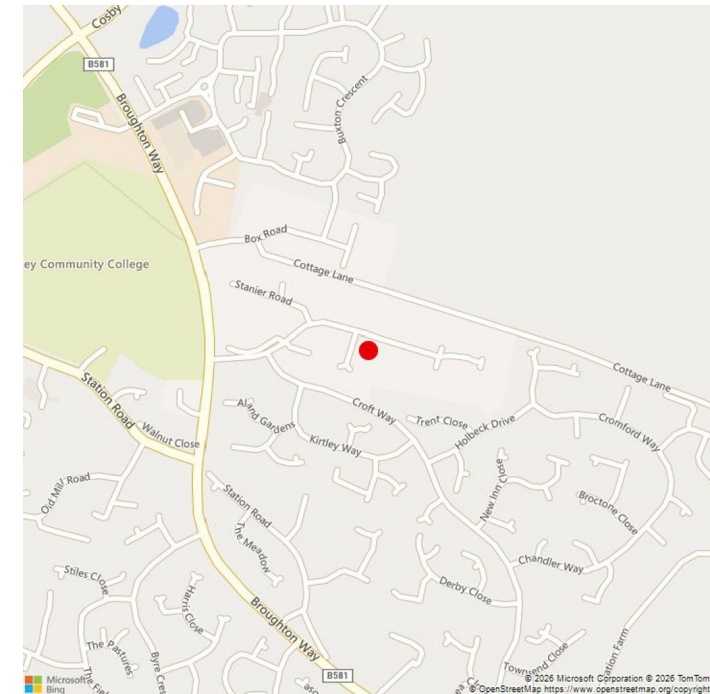
LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the

Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

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