



TO LET

£11,500 Per annum

OUTSIDE STORAGE, DOVECOTE COURT  
POTTERS MARSTON HALL PINGLE LANE  
POTTERS MARSTON | LE9 3JR

- 7535 sq. ft of outdoor storage
- Rural Location
- Ideal for palletted goods and containers

## LOCATION

Dovecote Court is an established Business Park that occupies an unrivalled and rural location between Leicester and Hinckley on the site of Potters Marston Hall. The Park offers an attractive and secure office environment that benefits from superb access to the road network with J2 of the M69 approximately 3 miles west and J21 of the M1/ M69 approximately 6 miles north east. The nearby villages of Potters Marston and Stoney Stanton provide comprehensive village facilities.

## DESCRIPTION

Dovecote Court is situated in a unique rural setting featuring high specification rural offices created from attractive 17th Century barn conversions in keeping with the traditional nature of the area. The storage area enjoys views over the courtyard development and the surrounding countryside. The site also incorporates a gated intercom entry system for additional security while benefiting from parking.

## ACCOMMODATION

The outdoor storage area is laid with a Type 1 hardcore base, providing a stable and durable surface suitable for pallet storage, containers, and other storage use. It is accessed via a secure gated entrance within a well maintained rural business park, offering both convenience and security. The site is naturally screened by established hedgerows and mature trees, ensuring a high level of privacy and a discreet setting.

## SERVICE CHARGE INFORMATION

The Property is subject to a Service Charge. Further details to be provided on request.

## TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed.

## VAT

VAT is chargeable in addition to the rent.

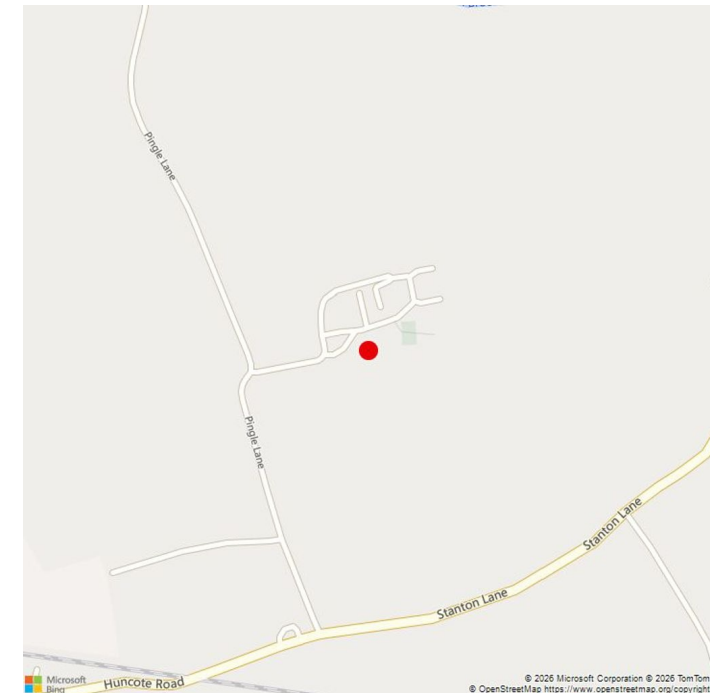
## LEGAL COSTS

Each party to bear their own legal fees.

## 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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