



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

£35,000 Per annum

UNIT 8 ARKWRIGHT HILL FARM,
LUTTERWORTH ROAD
COSBY | LE9 1RH

- 4,507 sq ft GIA
- B2 & B8 Use
- Car parking available
- Roller shutter door

LOCATION

The Property is located off the Lutterworth Road on the established Arkwright Hill Farm Business Park which itself located south of the village of Cosby approximately 7 miles from Junction 20 of the M1 motorway and 10 miles from Junction 1 of the M6 and 8 miles from Leicester City Centre.

DESCRIPTION

The Property comprises a large portal frame industrial building which benefits from a concrete floor, sodium lighting and a large roller shutter door (5.82m wide and 6.10m high). The Unit benefits from WC's and a small kitchen area. Car parking is available to the right of the the roller shutter. Industrial Unit - 4,507 sq ft (418.71 sq m)

ACCOMMODATION

The Property provides the following Gross Internal Area (GIA) Warehouse - 4,507 sq ft
Haunch height: 7.09m

SERVICE CHARGE INFORMATION

There is a service charge for the upkeep and maintenance of the common areas of the Estate. The rate for the current annual period is £0.78 per sq. ft.

BUSINESS RATES

Unit 8, Arkwright Hill Farm has not been assessed. Please contact the Harborough District Council for further information

EPC

The unit has an EPC Rating C (52). A copy of the certificate is available on request.

TERMS

The unit is available by way of of a new lease with terms to be negotiated.

VAT

The Property is Opted to Tax and therefore VAT is applicable to the rent.

VIEWINGS

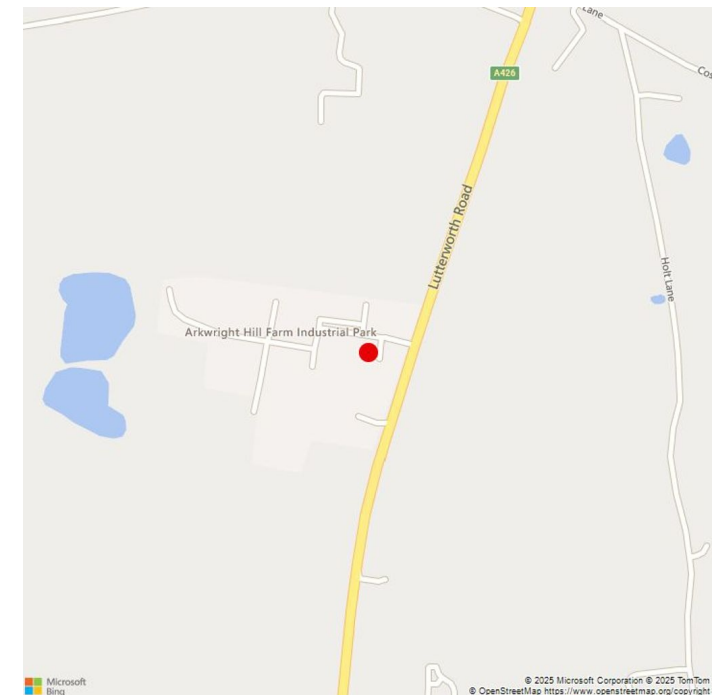
Strictly by appointment only.

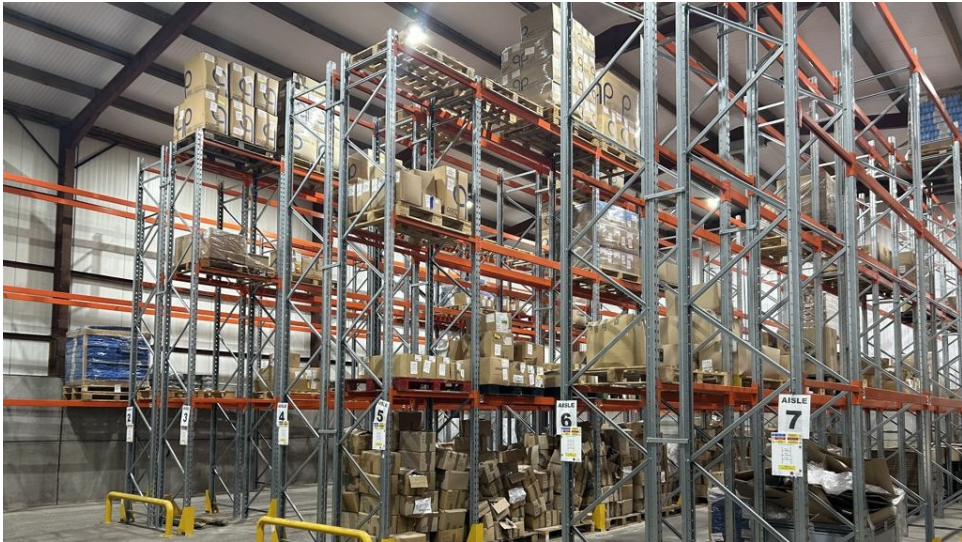
LEGAL COSTS

Each party to bear their own legal costs.

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.





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