



**TO LET**

£20,740 Per annum

UNIT 10, SWANNINGTON ROAD  
LEICESTER | LE9 6TU

- Established industrial estate
- Office accommodation over two storeys
- 5m 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 10 comprises a semi-detached steel portal frame industrial unit with brick and blockwork elevations, complemented by high-level cladding. The warehouse/workshop area benefits from a solid concrete floor throughout, pendant LED lighting, translucent roof panels providing natural light, electric roller shutter access, and a minimum eaves height of approximately 5.0m. A well-maintained two-storey office section is incorporated within the property, providing office accommodation together with kitchen and WC facilities. Externally, the property benefits from a dedicated loading and parking area, accommodating up to six car parking spaces. The roller shutter door measures approximately 3.6 metres wide by 4.8 metres high.

## 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 2,514 Sq Ft (233.6 Sq M).

## BUSINESS RATES

Currently, there is no assessment for the Rateable Value on the Valuation Office Agency Website. Interested parties are advised to enquire directly with the Local District Council for further information.

## EPC

The property has an EPC Rating B - 32.

## TERMS

The Property is available by way of a new full repairing and insuring lease on terms to be agreed.

## VAT

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

## VIEWINGS

Strictly by appointment only.

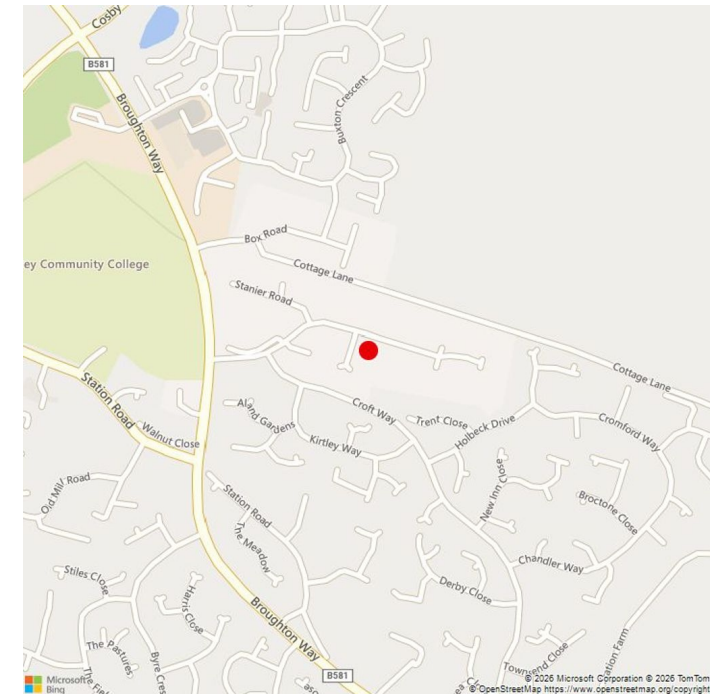
## LEGAL COSTS

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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