



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£21,500 Per annum

UNIT 28 NARBOROUGH WOOD BUSINESS
PARK
ENDERBY | LE19 4XT

- Self-contained industrial unit
- 7 car parking spaces plus additional guest parking
- Concrete apron to the front
- Electric roller shutter door

LOCATION

Narborough Wood Park is an established Business Park which occupies an unrivalled location west of Leicester benefiting from superb transport links with Junction 21 of the M1 and Junction 3 of the M69 both located within 3 miles of the Park and the A47 less than 1 mile away. The village of Enderby and it's comprehensive facilities is located within easy reach along the B582 Desford Road and Fosse Park is within 3.5 miles.

DESCRIPTION

A secure steel frame building providing self contained storage/industrial unit. The property benefit from electricity, water, concrete flooring, electrically operated roller shutter doors and high bay lighting. In addition, the property benefits from a mezzanine floor, air-conditioned offices and production space which is considered ideal for small component manufacture. The space comprises approximately 50% office and 50% storage space.

ACCOMMODATION

The property has been measured in accordance to the RICS Code of Measuring Practise on a Gross Internal Area basis and provides approximately 235 sq m (2,532 sq ft) of accommodation. Plus mezzanine of 45.78 sq m (493 sq ft).

SERVICE CHARGE INFORMATION

A Service Charge is payable to cover the maintenance and upkeep of the communal areas plus heating and electric. The Service Charge budget for 2026 in respect of Unit 28 is £3,520.29 per annum plus VAT.

BUSINESS RATES

The Rateable Value at 1st April 2026 as listed on the VOA website is £6,900. Interested applicants are advised to check this information with the Blaby District Council.

EPC

The property has an EPC rating of TBC. A copy of the certificate is available upon request.

TERMS

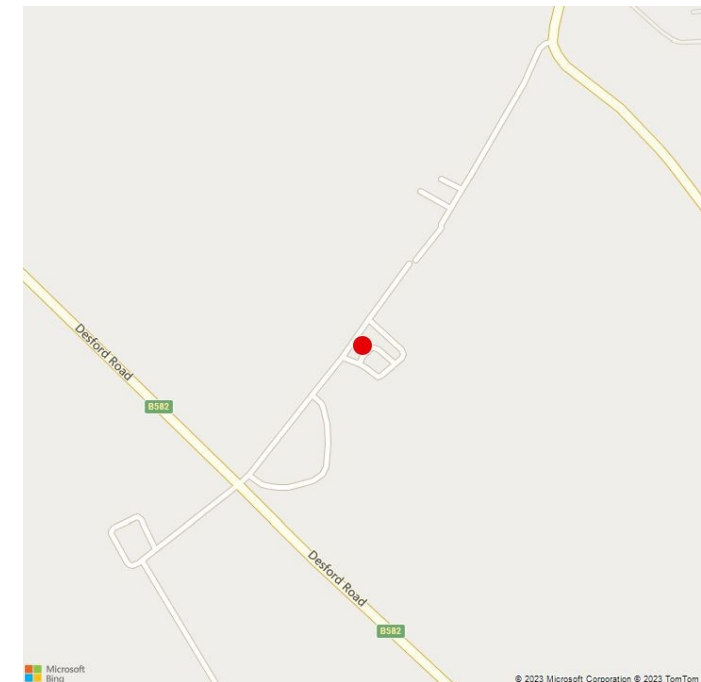
The Property will be let on a new full repairing and insuring lease that will include a service charge contribution towards the upkeep of the communal areas.

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 you to 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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Particulars Dated August 2026

