



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

£32,000 Per annum

STORAGE LAND & OFFICE 4A
ARKWRIGHT HILL FARM , LUTTERWORTH
ROAD
COSBY | LE9 1RH

- Modern office
- 575 sq ft NIA
- Separate Fenced Storage Area of 11,765 sq.ft

LOCATION

The Property is located off the Lutterworth Road at Arkwright Hill Farm Business Park which itself is 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 self contained first floor office suite is set within a modern 2-storey office building in the grounds of Arkwright Hill Farm. The first floor office benefits from a private secure entrance, two room office layout, perimeter trunking for power and data points and a store room, kitchen and welfare facilities.

In addition to the office space there is a secure gated service compound approximately 50m from the office.

ACCOMMODATION

The office space has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The NIA is 575 sq ft (53.38 sq m). The fenced compound measures approximately 11,765 sq.ft. (1,092 sq.m).

SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of communal areas and exterior of the building and estate.

BUSINESS RATES

The office is currently being assessed for Business Rates. Interested parties should contact the Harborough District Council for further information.

EPC

The office space has an EPC rating of D. A copy of the certificate is available on request.

TERMS

The Property is to be let by way of a new business lease with terms to be agreed between the parties. The rent is inclusive of

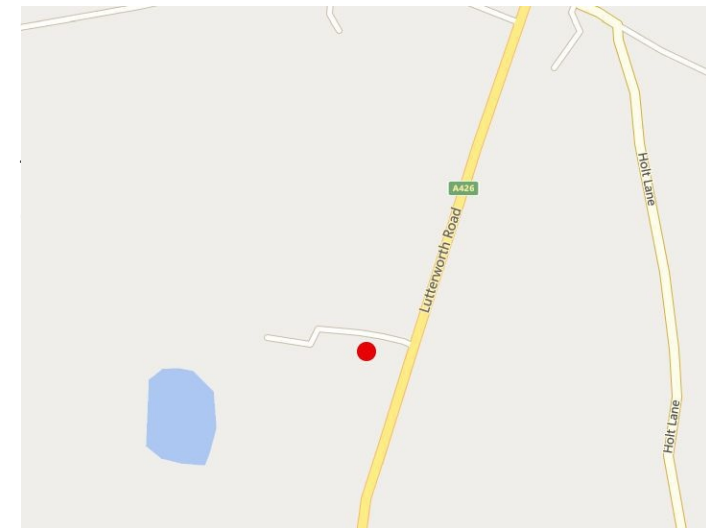
All charges for the Property are quoted exclusive of VAT. The Property is opted to tax and therefore VAT is applicable in addition to the rent and service charge.

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



an estate service charge contribution.

VAT





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