



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

£75,000 Per annum

UNIT 18 SWANNINGTON ROAD, COTTAGE
LANE INDUSTRIAL ESTATE
BROUGHTON ASTLEY | LE9 6TU

- Warehouse Premises with offices
- Approximately 11,654 sq.ft.
- Fully fitted quality office accommodation over two storeys
- 6.2m eaves height in warehouse

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

Constructed in 1990, Unit 18 provides a modern, detached industrial unit with office accommodation over 2 floors and a mono-pitch extension with mezzanine providing further warehousing. The unit benefits from the following specification: Concrete Floor, Blockwork walls with high-level insulated cladding over, 6.2m eaves height, Fully-fitted office accommodation, Data cabling and telecoms, Reception area, Boardrooms, Meeting rooms, Open-plan offices, Ground Floor WCs, Kitchen, Canteen, Three-phase power, Concrete service yard, Large parking and loading areas

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 9,254 sq.ft (1,040 sq m) plus mezzanine of 2,400sq.ft.

Main warehouse area: 6,020 sq ft

Rear warehouse: 2,640 sq.ft

Packing area/store: 2,651 sq ft

First floor Office: 594sq ft

Storage Mezzanine: 2,400 sq ft

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £41,000. Interested parties are advised to speak with Harborough Council for further information.

EPC

The property has an EPC Rating of E - 101.

VAT

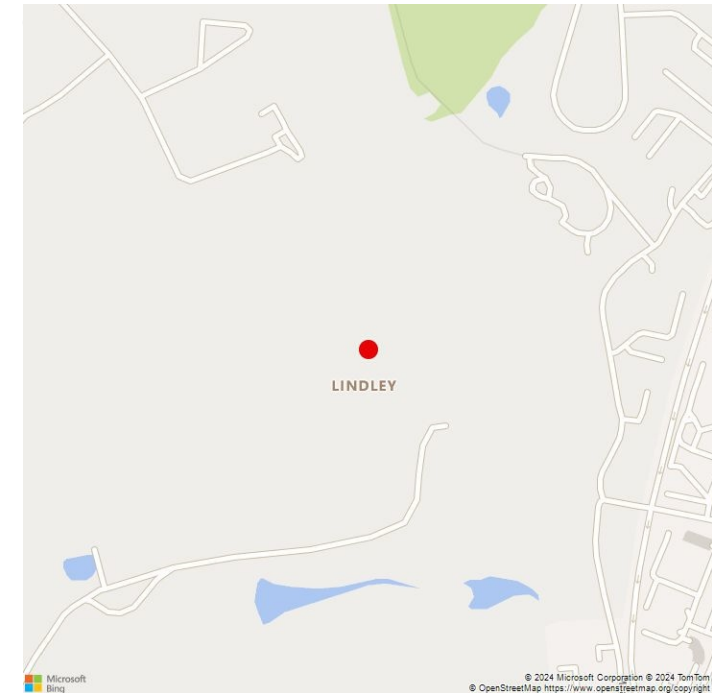
The Property is opted to tax and therefore VAT is applicable in addition to the Rent quoted.

LEGAL COSTS

Each party to bear their own legal costs incurred in any 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





SUBJECT TO CONTRACT Disclaimer:

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