



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

01455 559030

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



**TO LET**

£23,000 Per annum

UNIT 6 MANOR BUSINESS PARK,  
ENDERBY ROAD  
LEICESTER | LE9 7TL

- No motor trade accepted
- Modern industrial unit
- Gated business park
- Energy-efficient building

## LOCATION

Manor Business Park is situated East of the village of Thurlaston 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 approximately 4.5 miles of the Park. Thurlaston is also conveniently located to Narborough which benefits from a Railway Station giving easy access to Birmingham, London and many other routes. Fosse Park, one of the country's largest out of town shopping parks is within 4.6 miles.

## DESCRIPTION

A secure steel frame building providing self contained storage/industrial space. The property benefits from electricity, water, concrete flooring, roller shutter door, high bay lighting. There is a separate office and WC which includes surface mounted LED lighting, perimeter trunking and electric heating. In addition, the Business Park benefits from a high speed Internet connection, gated access, CCTV and a pleasant semi rural setting. The property is considered ideal for small component manufacture or similar. No motor trades will be accepted by the Landlord at the Business Park.

## ACCOMMODATION

The property has been measured in accordance to the RICS Code of Measuring Practise on a Gross Internal Area basis and provides approximately 221 sq m (2,379 sq ft) of accommodation.

## SERVICE CHARGE INFORMATION

There is a quarterly service charge payable by the occupiers of Manor Business Park, that will cover items such as landscaping maintenance, common parts electricity, security gate maintenance, pest control, maintenance and repairs.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £16,500. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property has an EPC of C. A Copy of the certificate is available upon request.

## TERMS

The property will be let on a new lease, with terms to be agreed between the parties.

## VAT

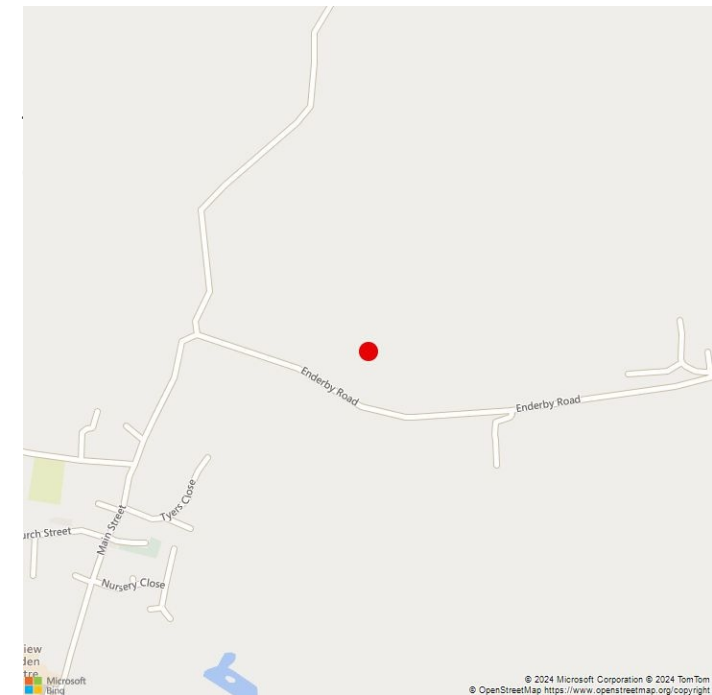
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

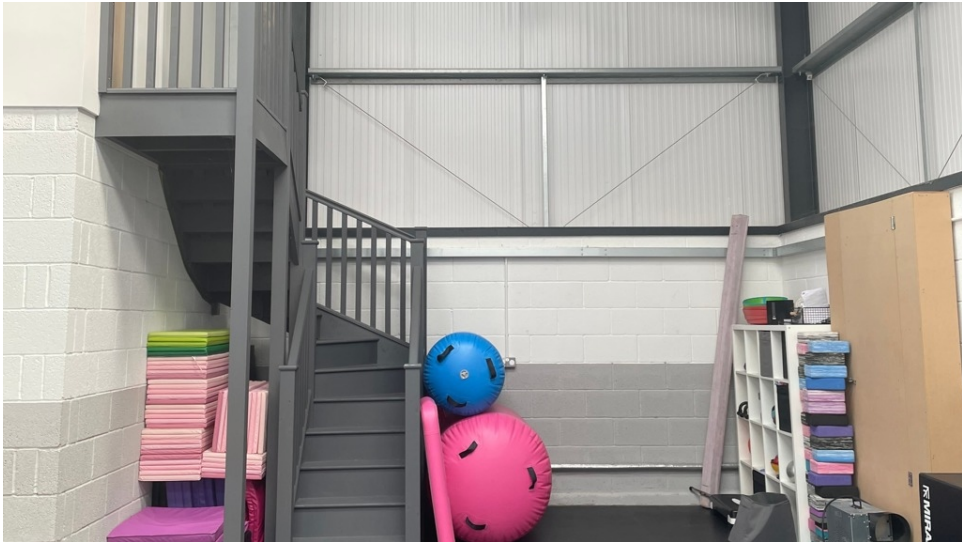
## LEGAL COSTS

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





**SUBJECT TO CONTRACT Disclaimer:**

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