



TO LET

£18,000 Per annum

UNIT 6, PINCET LANE
LUTTERWORTH | LE17 6NE

- 1,440 Sq Ft
- Established Business Park
- Dedicated parking area
- Eaves height 3.3 metres

LOCATION

Evergreen Fields Farm is conveniently located on Pincet Lane, the B5414 and is within 5 miles of Junction 20 of the M1 providing easy access to the A14, M69 and M42. The property is located on the northern edge of the village of North Kilworth within walking distance of the village facilities which include a pub, petrol station, village school and church and the nearby Kilworth House Hotel.

DESCRIPTION

The Property has a large area with good eaves height, natural lighting, air conditioning, LED strip lighting and a concrete floor. There is also perimeter power, CCTV, WC, indoor electric roller shutter door and tea making facilities. To the side of the Property is another parking area with a tarmacked surface and disabled parking.

There is an additional yard area approximately the size of a car parking space to the rear of the building.

There is also the option to let a warehouse space (Unit 5D) with Unit 6, which has a gross internal area of 969 Sq Ft (90 Sq M). This is available at an additional £8000 per annum.

ACCOMMODATION

The property has been measured in accordance to the RICS Code of Measuring Practise on a Gross Internal Area basis and provides approximately 133.78 Sq m (1,440 Sq ft) of accommodation.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £6,100. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

TERMS

The property will be let on a new Lease, with terms to be agreed between the parties. The Unit is available from 1st May 2025.

VAT

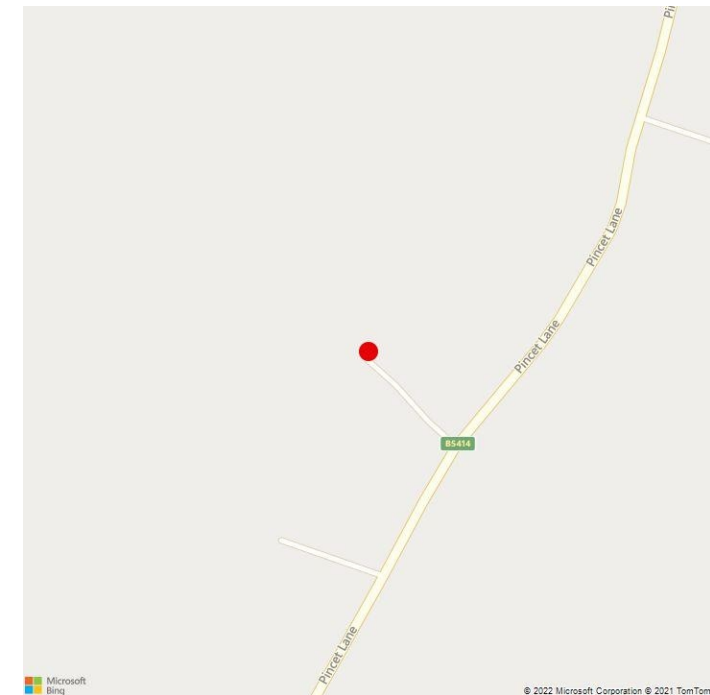
The Property is not currently elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs in preparation of the Letting.

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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