



TO LET

£8,000 Per annum

UNIT 5D EVERGREEN FIELD FARM,  
PINCET LANE  
LUTTERWORTH | LE17 6NE

- 969 Sq Ft
- Established Business Park
- Two parking spaces
- Secure Property

## 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 benefits from LED lighting, concrete floor, double doors, 240v power and insulation profile cladding. To the front elevation of the Property there are two parking spaces.

There is also the option to let a workshop space (Unit 6) with Unit 5D which has a gross internal area of 1,440 sq ft (133.78 sq m). This is available at an additional £18,000 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 90 Sq m (969 Sq ft) of accommodation.

## BUSINESS RATES

According to information provided by the Valuation Office Agency Website, the Rateable Value of Unit 5D is £4,700. Interested parties are advised to contact Harborough District Council for more details.

## 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

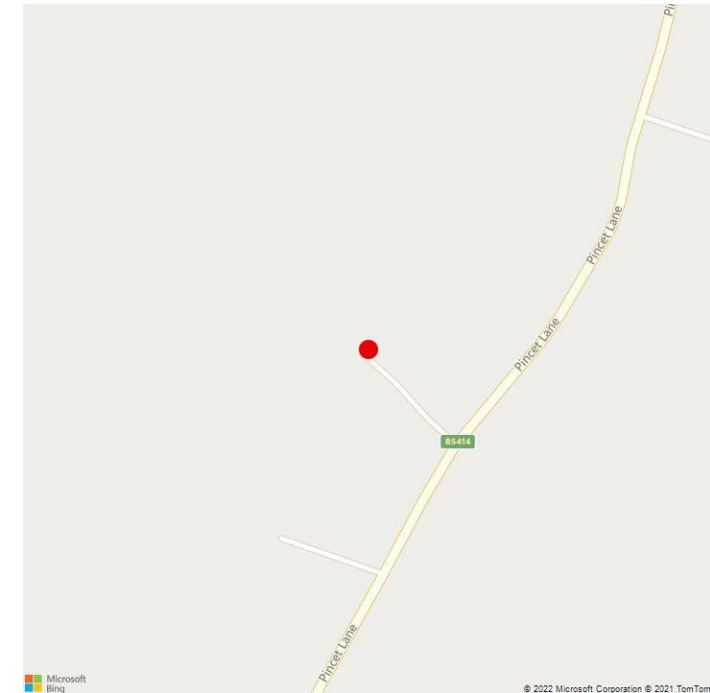
## LEGAL COSTS

The incoming Tenant will make a contribution toward the Landlords legal and professional fee of £350 plus VAT on completion of the Lease.

## 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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