



TO LET

£24,000 Per annum

STORAGE LAND AT ARKWRIGHT HILL
FARM, LUTTERWORTH ROAD
COSBY | LE9 1RH

- 11,765 sq.ft fenced compound area
- 575 sq. ft. of office space available separately

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

In addition to the gated service compound there is the opportunity to rent a self-contained office suite set within a modern two-storey office building within 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, store room, kitchen and welfare facilities.

ACCOMMODATION

The fenced compound measures approximately 11,765 sq.ft. (1,092 sq.m). There is some office accommodation available separately which measures 575 sq.ft.

SERVICE CHARGE INFORMATION

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

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 an estate service charge contribution.

VAT

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

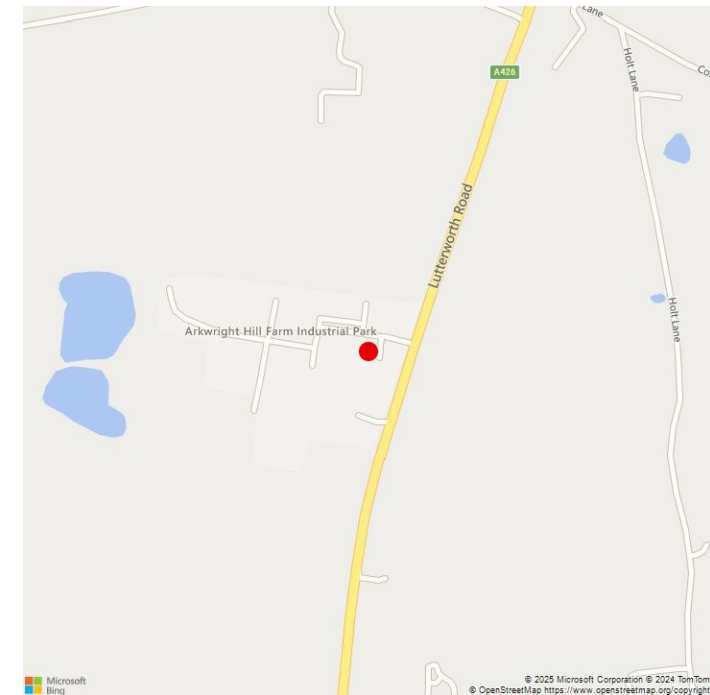
LEGAL COSTS

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 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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