



**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**

£76,000 Per annum

UNIT 17 ARKWRIGHT HILL FARM,  
LUTTERWORTH ROAD  
COSBY | LE9 1RH

- Modern Industrial Unit
- Class B use
- Secure Yard
- Roller shutter door

## 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

The Property comprises a large portal frame industrial building which benefits from a concrete floor, sodium lighting and a large roller shutter door (7m wide). The Unit also incorporates both single and three phase power, a tea point and two WCs. Ample car parking is available on site and a large secure yard to the front of the building is included in the rent.

## ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 7,119 sq ft (661.46 sq m).

The GEA of the yard is 14,510 sq.ft (1,348 sq.m).

## SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Industrial Park.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £29,750. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property has an EPC of C-69. A Copy of the certificate is available upon request.

## TERMS

The property is to be let by way of a new business lease with terms to be agreed between the parties.

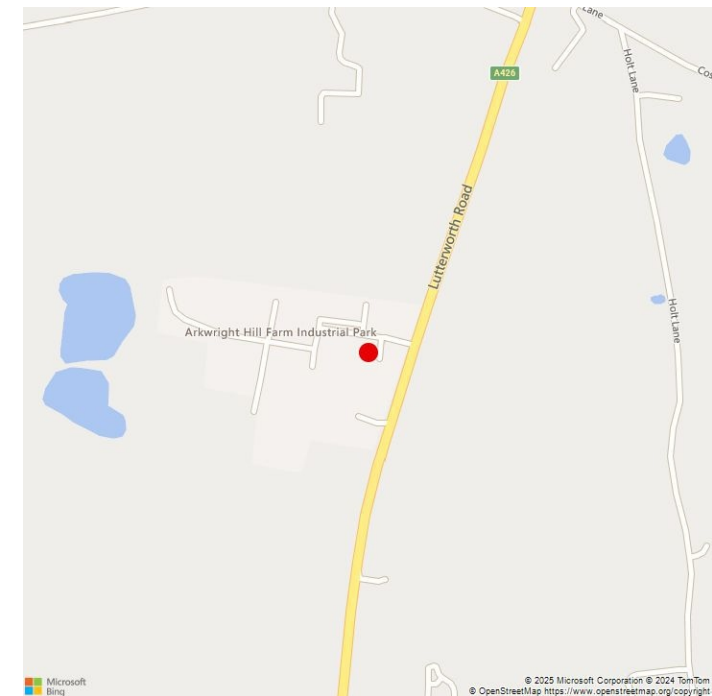
The property is available from 1st November 2025.

## 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.





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