



TO LET

£65,000 Per annum

UNIT 21 ARKWRIGHT HILL FARM,  
LUTTERWORTH ROAD  
LEICESTERSHIRE | LE9 1RH

- Modern Industrial Unit
- 8,078 sq ft GIA (Mezz 403.42 sq ft)
- Car parking available
- Flexible Lease Terms

## 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 (4.75m wide x 5.44m high). The Unit also incorporates both single and three phase power, two WCs. Ample car parking is available on site and a concrete loading apron to the front of the building.

The dimensions of the building are:

Length: 30.579 m

Width: 4.21m

Eaves height: 6.583m

Ridge height: 8.325m

An additional secure yard may be available by separate negotiation.

## ACCOMMODATION

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

The GIA is 8,078 sq ft (750.47 sq m).

The mezzanine is 403.42 sq ft (37.482 sq m)

## SERVICE CHARGE INFORMATION

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

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, at the 1st April 2023 Unit 21 has a Rateable Value of £33,750.

## EPC

The Unit does not have a heating system and, therefore, does not require an EPC.

## TERMS

The property is to be let by way of a new business lease with terms to be agreed between the parties. The rent for the unit is £65,000 per annum plus VAT.

## VAT

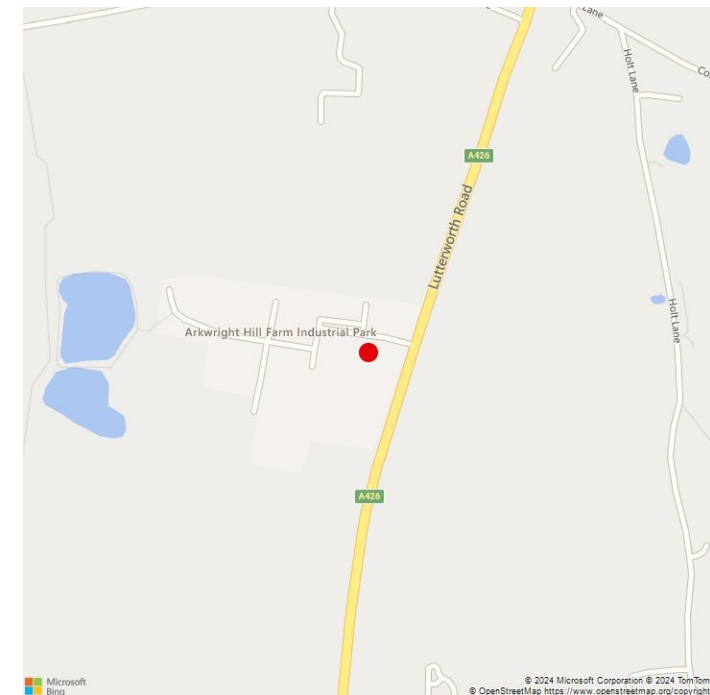
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## 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 of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to 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.







**SUBJECT TO CONTRACT Disclaimer:**

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

