



**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**

£7,000 Per annum

OFFICE 4A ARKWRIGHT HILL FARM ,  
LUTTERWORTH ROAD  
COSBY | LE9 1RH

- Modern office
- 575 sq ft NIA

## 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 self contained first floor office suite is set within a modern 2-storey office building in 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 and a store room, kitchen and welfare facilities.

## ACCOMMODATION

The office space has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The NIA is 575 sq ft (53.38 sq m).

## SERVICE CHARGE INFORMATION

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

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £6,400. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The office space has an EPC rating of D. A copy of the certificate is available on request.

## 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 Property are quoted exclusive of VAT. The Property 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.



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