



**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**

£10,000 Per annum

UNIT 3C ASTLEY GRANGE FARM  
BUSINESS PARK, BACK LANE  
EAST LANGTON | LE16 7TB

- 1,320 Sq ft GIA
- Roller shutter door
- Car parking

## LOCATION

Astley Grange Farm is situated on the edge of the picturesque village of East Langton, 3 miles from Kibworth and 4 miles from the centre of Market Harborough which provides a wealth of local services and a rail connection to King Cross St Pancras in under an hour. The Property is also well connected by road, being just 1.4 miles from the A6 and 7.5 miles from the A47.

## DESCRIPTION

The Property is located in Astley Grange Farm which is an established commercial estate. Unit 3c is a large workshop/production/storage space with office space to the rear with a mezzanine floor above.

The Property is predominantly an industrial premises with a mezzanine floor to the rear of the building creating an office space below, with kitchen facilities, single WC and car parking. The Property benefits from 3-phase power, surface-mounted tube lighting and concrete floor to the workshop. There is a roller shutter door to the front elevation measuring 4.6m width x 4m height. The haunch height is 4.89m and ridge height 5.52m.

## 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 1,320sq ft. (122.62 sq.m).

## SERVICE CHARGE INFORMATION

A service charge is applicable to the Property in respect of maintaining the communal areas of the Business Park.

## BUSINESS RATES

The rateable value is currently under assessment.

## EPC

The Property has an EPC of E. A Copy of the certificate is available upon request.

## TERMS

The Property will be let by way of a new lease on terms to be agreed between the parties.

## VAT

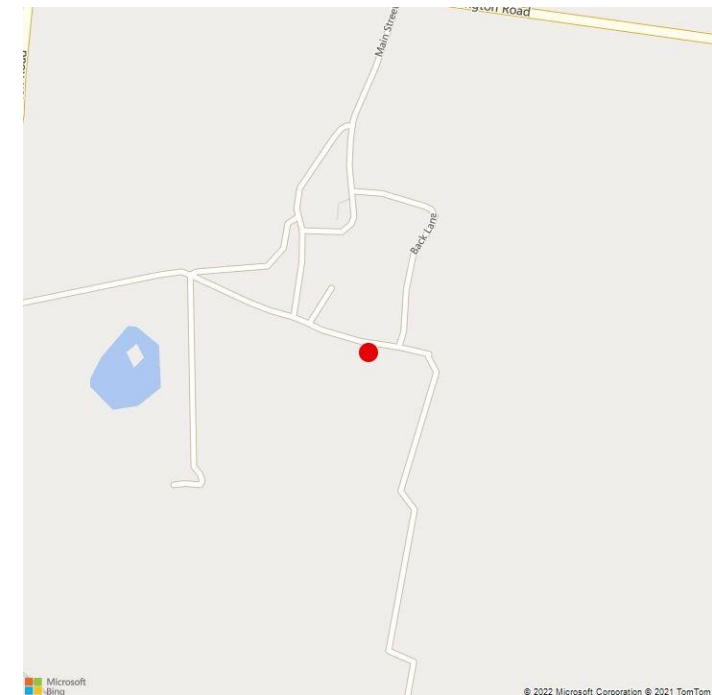
The Property is opted to tax and therefore VAT is applicable to the Rent.

## 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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