



**TO LET**

£17,000 Per annum

UNIT 1, ENDERBY ROAD  
LEICESTER | LE9 7TL

- No motor trade accepted
- Modern Gated Business Park
- 3 Phase electricity and water
- Car parking & loading with roller shutter door

## LOCATION

Manor Business Park is situated East of the village of Thurlaston which occupies an unrivalled location west of Leicester benefiting from superb transport links with Junction 21 of the M1 and Junction 3 of the M69 both located within approximately 4.5 Miles of the Park. Thurlaston is also conveniently located to Narborough which benefits from a Railway Station giving easy access to Birmingham, London and many other routes. Fosse Park, one of the country's largest out of town shopping parks is within 4.6 miles.

## DESCRIPTION

Unit 1 is a secure steel frame portal building providing self contained storage/industrial space. The property benefits from electricity, water, concrete flooring, electric roller shutter door and high bay LED lighting. There is a separate office and WC which includes, surface mounted LED lighting, perimeter trunking and electric heating. In addition, the Business Park benefits from a high speed Internet connection, gated access and a pleasant semi-rural setting. The property is considered ideal for small component manufacture or similar. No motor trades will be accepted by the Landlord at the Business Park.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Area basis and provides approximately 158.03 sq m (1,701 sq ft) of accommodation.

## SERVICE CHARGE INFORMATION

There is a quarterly service charge payable by the occupiers of Manor Business Park, that will cover items such as Landscaping maintenance, Common parts electricity , waste management and Security Gate maintenance.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £12,500. Interested parties are advised to speak with the Local District Council for further information.

## EPC

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

## TERMS

The property will be let on a new lease, with terms to be agreed between the parties.

## LEGAL COSTS

Each party to bear their own legal costs.

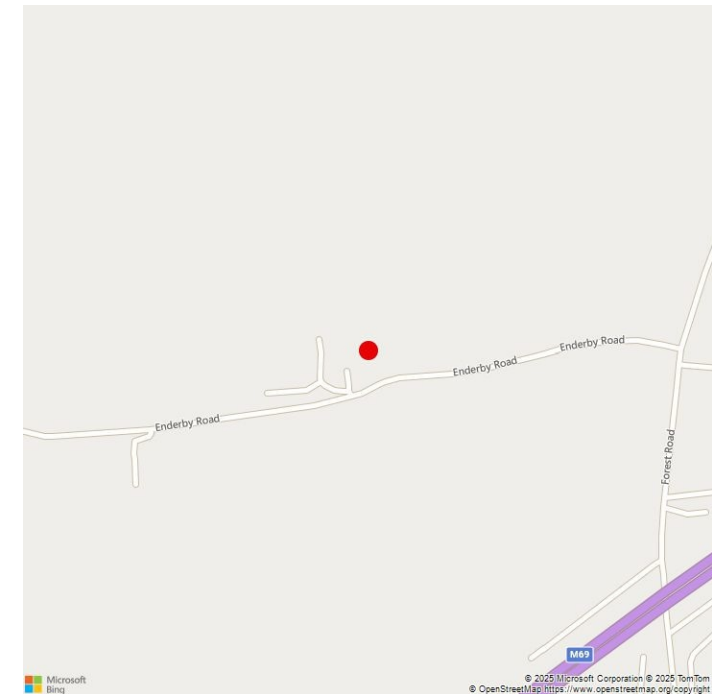
## PLANNING PERMISSION

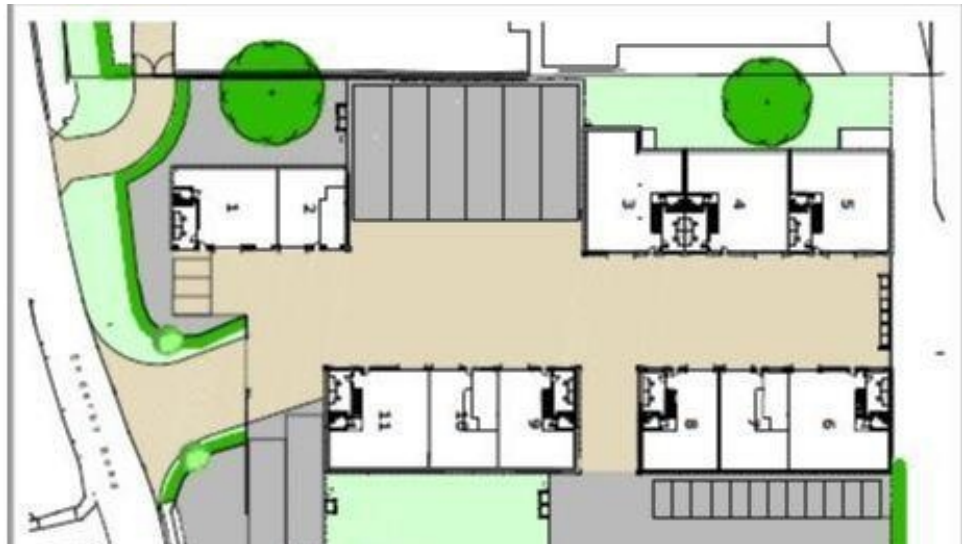
Planning Permission for the Property and site dictates that business activities are restricted to

between the hours of 0700am - 0700pm Monday to Saturday and to be closed on Sundays or Bank Holidays (19/0416/FUL).

## 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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