



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB

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UNIT H1

UNIT H2
LET



TO LET

£58,950 Per annum

UNIT H1 ECKLAND BUSINESS PARK ,
DESBOROUGH ROAD
MARKET HARBOROUGH | LE16 8HB

- Modern new build warehouse with two-storey office area
- 5,000 sq ft (464.51 sq.m)
- Allocated car parking spaces & EV Charging Point
- Easy Access to A6 and A14

LOCATION

The Property is situated on the outskirts of Market Harborough and is located 4 miles from the A14, 22 miles from Junction 20 of the M1 and 26 miles from the A1 & A47. Market Harborough mainline rail station is 4.7 miles from the Business Park and provides frequent, direct trains to London St Pancras in approximately 55 minutes.

DESCRIPTION

Currently under construction, Unit H1 will be a secure steel portal frame building, providing self-contained storage/industrial space. The property is expected to benefit from electricity including 3 Phase, water, concrete floor and loading apron, sectional roller shutter door, EV charging point and high bay energy efficient lighting., perimeter trunking and electric heating. In addition, the Business Park benefits from a high-speed Internet connection, gated access, CCTV and a pleasant semi-rural setting. The property is considered ideal for a variety of uses including storage and distribution or manufacture.

It is anticipated the property will be ready for occupation in August 2025. At present there is the opportunity to have a two-storey office included in the fit-out.

The right-hand side unit H2 is already let.

ACCOMMODATION

All measurements are approximate and taken from architects drawings and build plans. The approximate Gross Internal Area is:
5000 sq ft (464.51 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.

EPC

The Property is currently being constructed and therefore an EPC will be available once the Property is completed.

TERMS

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

VAT

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

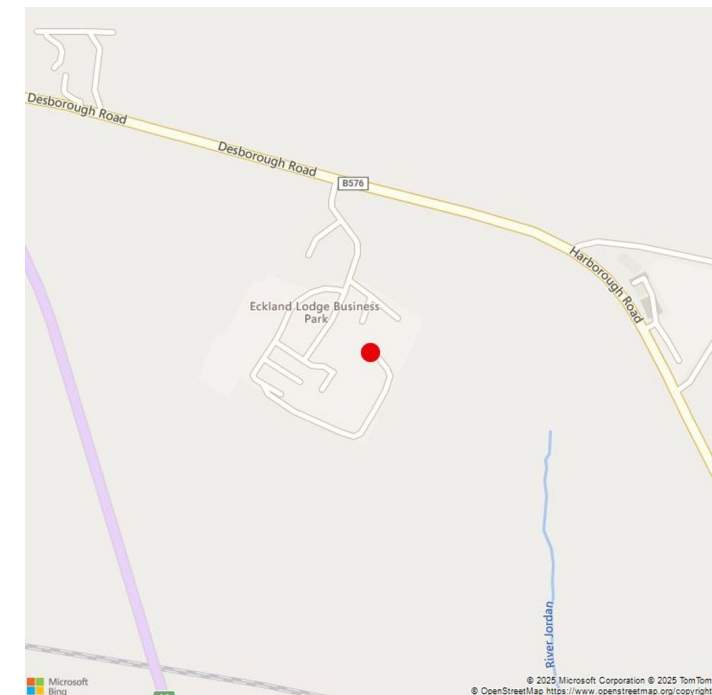
LEGAL COSTS

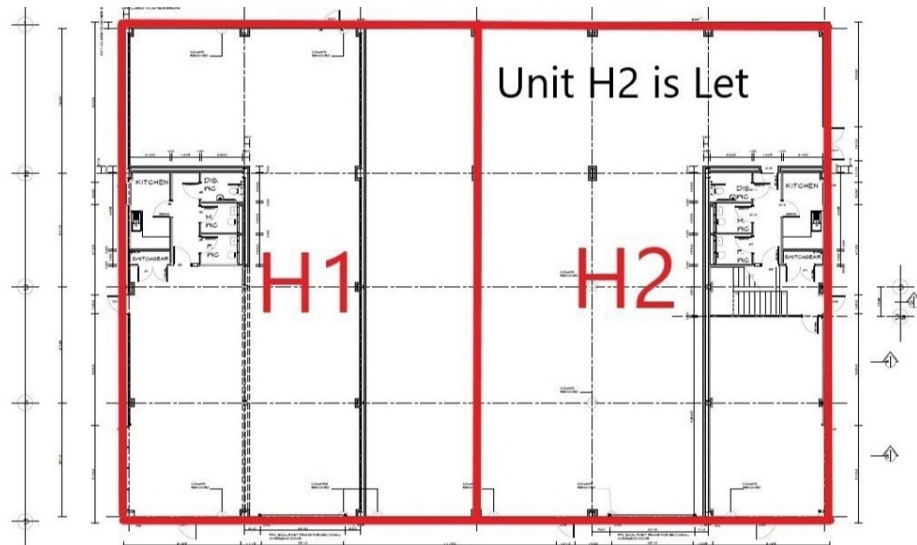
Each party to bear their own legal costs.

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 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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