



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

£16,000 Per annum

UNIT 59 KENILWORTH DRIVE,  
OADBY | LE2 5LT

- Popular & convenient location
- Two-storey industrial unit
- Office and reception area
- Off road parking



## LOCATION

The Property is located on Kenilworth Drive on the popular Oadby Industrial Estate approximately 4 miles South of Leicester City Centre, to the West of the A6 bypass leading from Leicester to Market Harborough.

## DESCRIPTION

The Property is a two-storey unit made up of office and industrial space. The Property comprises of office and reception areas to the front of the Property, leading through to the main warehouse area. The Property also benefits from a sliding loading door to the side elevation and steel security grills to the front elevation. In addition to this there is a roller shutter storage facility to the side of the property. The electrics and lighting within the property have recently been refurbished.

## ACCOMMODATION

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

Ground floor: 2,776 sq. ft

First floor: 538 sq. ft.

The total GIA is 3,314 sq ft

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £1,475 for the office element and £9,200 for the industrial element. Interested parties are advised to speak with the Local District Council for further information.

## EPC

An EPC Certificate has been commissioned and will be available on request.

## TERMS

The Property will be let on new Lease with terms to be agreed between the parties.

## VAT

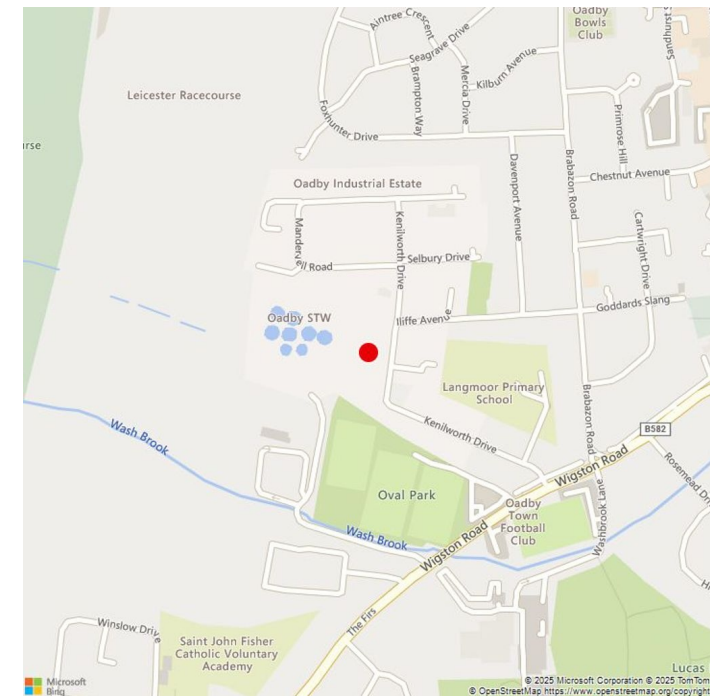
The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

## 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 or landlord.





**SUBJECT TO CONTRACT Disclaimer:**

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