



**TO LET**

£180,000 Per annum

UNIT 1A 1B & 2A, CUTTERS CLOSE  
NARBOROUGH  
LEICESTER | LE19 2FZ

- Three adjacent units
- Available individually or as a whole
- Parking
- Loading apron with roller shutter doors

## LOCATION

Cutters Close is accessed via Coventry Road B4114. The area is a mix of residential and industrial properties.

## DESCRIPTION

The Properties Unit 1a,1b and 2a are available individually, as a whole or a combination of. Please contact the letting agent for further details.

Unit 1A measures 10,116 sq ft. with an additional mezzanine measuring 1,369 sq.ft.

Unit 1B measures 8,957 sq.ft.

Unit 2A measures 9,272 sq.ft.

The main production areas are arranged under a steel-portal frame with internal clearance of approximately 6.1 metres. Internally there are toilet facilities, gas warm air blower, and surface mounted lighting and 3-phase electricity supply.

Unit 1A comprises an end-terrace factory/warehouse with single-storey offices section, toilet facilities, electrically operated roller shutter loading door, 10% translucent roof lights plus concrete loading apron.

Unit 1B. comprises a mid-terrace factory/warehouse with toilet facilities, electrically operated roller shutter loading door, 10% translucent roof lights plus concrete loading apron.

Unit 2A comprises a mid-terrace

## ACCOMMODATION

The premises are available by way of a new full repairing and insuring lease at an initial rent of £180,000 per annum.

The Properties have been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice totalling 28,345 sq.ft. plus mezzanine of 1,369 sq.ft.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the units 1a, 1b, 2a and 2b have an April 2023 Rateable Value of £111,000. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Properties are currently being assessed with regard to energy performance and an EPC will be available shortly.

## TERMS

The Property is available by way of a new full repairing and insuring lease.

## VAT

The Property is opted to tax and therefore

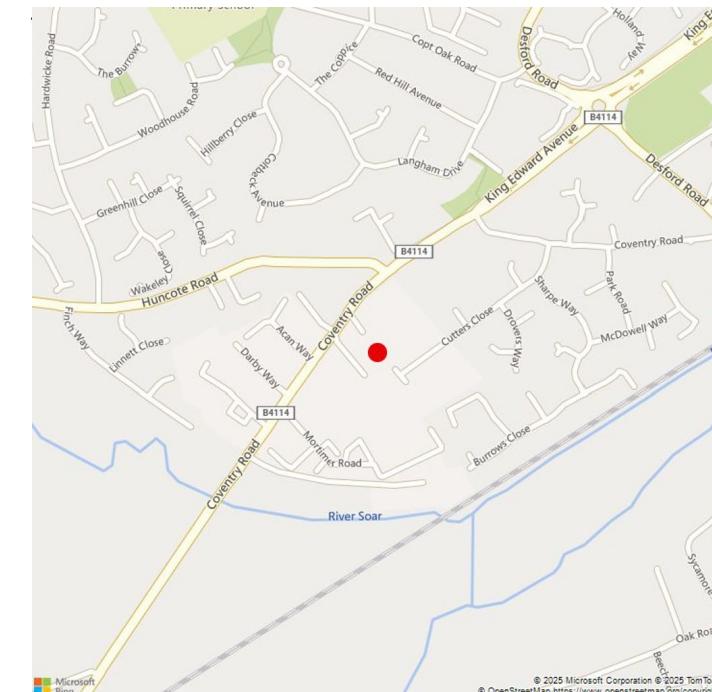
VAT is applicable to the Rent quoted.

## LEGAL COSTS

Each Party to bear their own legal costs.

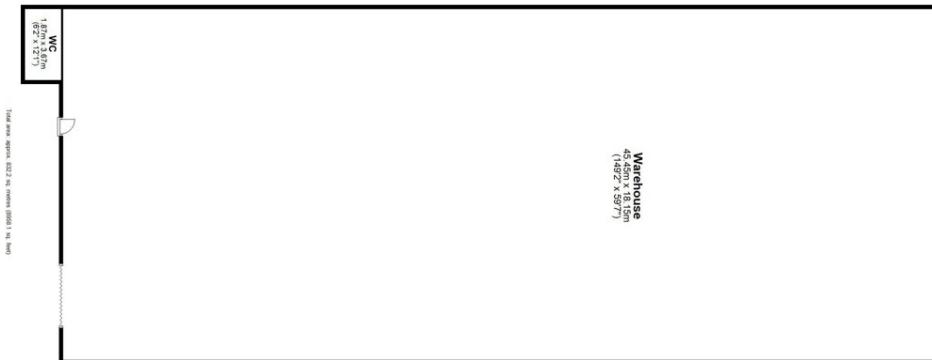
## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity 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





factory/warehouse with single-storey offices section, toilet facilities, electrically operated roller shutter loading door, 10% translucent roof lights plus concrete loading apron.



#### SUBJECT TO CONTRACT Disclaimer:

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