



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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TO LET

£36,000 Per annum

GRAIN STORE BITTESWELL FARM, ASHBY
LANE
LUTTERWORTH | LE17 4LS

- Secure rural storage unit
- 5,000 sq ft GIA; 6 m eaves height
- 2.5 miles from M1 Junction 20
- 3 phase electrics

LOCATION

The storage unit is located on Bitteswell Egg Farm just off the Ashby Lane in Bitteswell. The rural village of Bitteswell is located 2 miles from the centre of Lutterworth and benefits from superb access to the East Midlands transport network, being only 2.5 miles from Junction 20 of the M1 and 3.6 miles from the A5, with Magna Park, the M69, the M6 and A14 all within easy reach.

DESCRIPTION

Storage unit with a concrete floor, concrete block and profile clad walling and roller shutter door loading access to the front. The unit benefits from three phase electrics and high bay lighting.

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 5,000 sq.ft. (464.51 sq m).

SERVICE CHARGE INFORMATION

A Service charge is applicable in respect of maintaining the common areas, toilet block and electric gates. Further details are available on request.

BUSINESS RATES

The Property is exempt from Business Rates, due to its agricultural use.

TERMS

The property is available by way of a new lease on terms to be agreed.

VAT

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

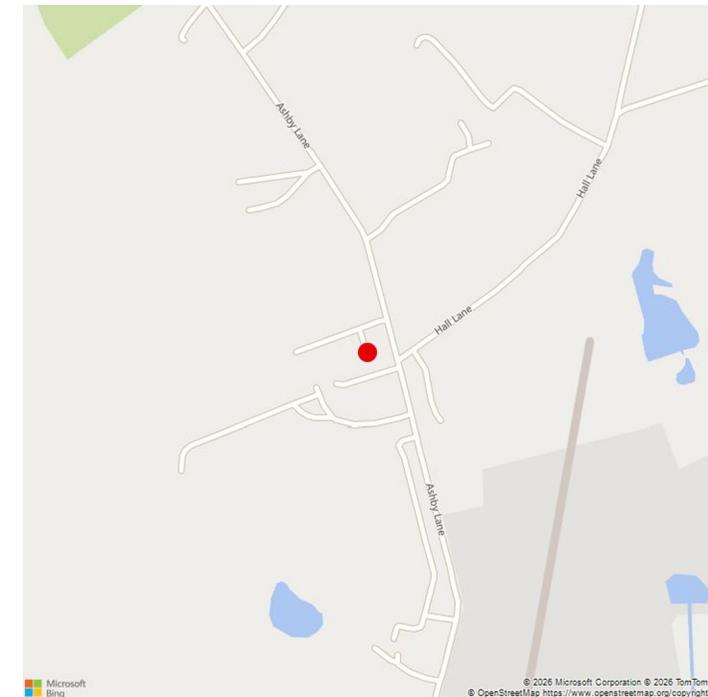
LEGAL COSTS

Each party to bear their own legal fees incurred in the transaction.

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.





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