



**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**

£41,000 Per annum

UNIT 1 PRIORY BUSINESS PARK  
KIBWORTH | LE8 0RX

- High quality self-contained industrial unit
- Secure gated business park
- Ample car parking and loading area
- 3 phase electricity

## LOCATION

Priory Business Park is situated in open countryside between Leicester and Market Harborough, just west of the A6 Leicester Road. The Business Park is located within 10 miles of Junction 21 of the M1 at Leicester, 12 miles of Junction 20 of the M1 at Lutterworth. Priory Business Park also within easy reach of Junction 2 of the A14 at Kilmarch.

## DESCRIPTION

Priory Business Park is a gated and secure industrial business park. Unit 1 is a modern portal frame building creating a self-contained storage/industrial unit. The property benefits from 3 phase electricity, 2 x WCs, concrete flooring, electrically operated roller shutter door and high bay lighting. The Business Park has electronically operated security gates, for which tenants will have their own access card.

## 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 4,484 sq.ft. (416.61 sq.m).

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £15,500. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The EPC for the Property is currently being assessed.

## TERMS

The property will be let on a new full repairing and insuring Lease. The Lease will include a service charge provision to reflect a proportional contribution towards the upkeep of the park's communal areas. The quoting Rent is £41,000 per annum, plus VAT and will be payable quarterly in advance.

## VAT

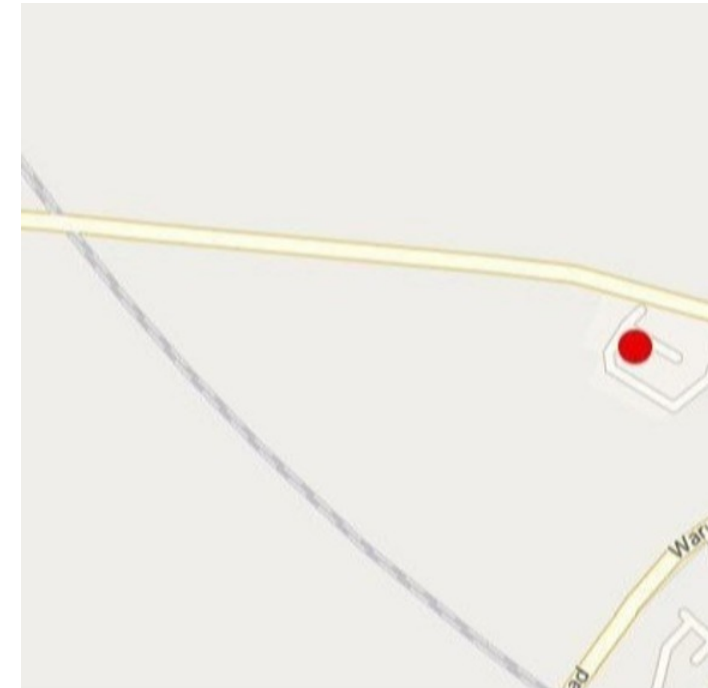
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## 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 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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