



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

£33,500 Per annum

UNIT 12 PRIORY BUSINESS PARK
KIBWORTH | LE8 0RX

- High quality self-contained industrial unit
- Secure gated business park
- Ample car parking
- 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 gated and secure. Unit 12 is a modern portal frame building creating a self-contained storage/industrial unit and offers and two storey element with expansive mezzanine floor. The property benefits from 3 phase electricity, concrete flooring, electrically operated roller shutter door, water supply and high bay lighting. The Business Park has electronically operated security gates, for which tenants will have their own access card. Industrial Unit.

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 3,278 Sq Ft plus the mezzanine floor area of 1,615 Sq Ft

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 EPC for the property is currently being assessed.

TERMS

The property will be let on an a 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 £33,500 per annum, plus VAT and will be payable quarterly in advance. No Motor Trades accepted.

VAT

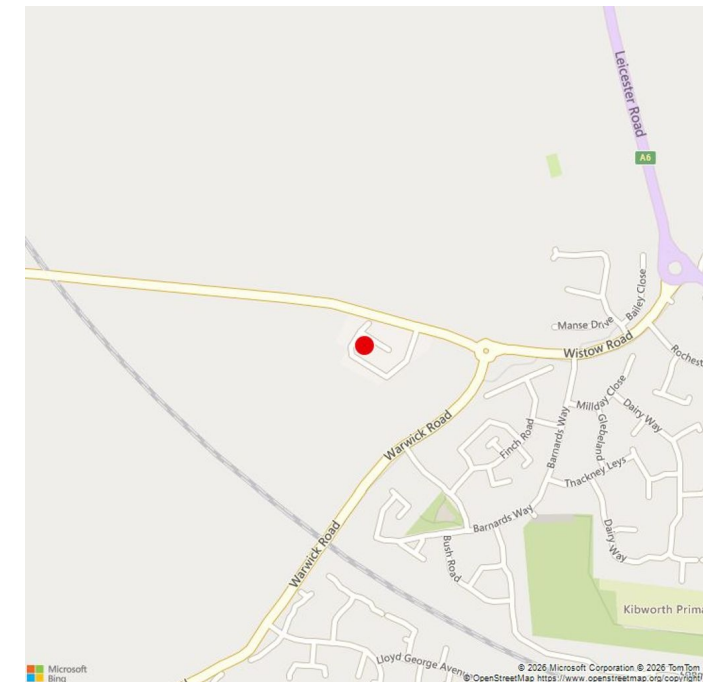
The property is opted to tax and therefore VAT is applicable to the Rent quoted.

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 to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026

