



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

£23,500 Per annum

UNIT 4 MANOR BUSINESS PARK,
ENDERBY ROAD
LEICESTER | LE9 7TL

- No motor trade accepted
- Newly built industrial unit
- Gated business park
- Close proximity to M1 & M69

LOCATION

Manor Business Park, which is newly refurbished is situated East of the village of Thurlaston which occupies an unrivalled location west of Leicester benefiting from superb transport links with Junction 21 of the M1 and Junction 3 of the M69 both located within approximately 4.5 Miles of the Park. Thurlaston is also conveniently located to Narborough which benefits from a Railway Station giving easy access to Birmingham, London and many other routes. Fosse Park, one of the country's largest out of town shopping parks is within 4.6 Miles.

DESCRIPTION

A secure steel frame building providing self contained storage/industrial space. The property benefit from electricity, water, concrete flooring, roller shutter door, high bay lighting. There is a separate office and WC which includes, surface mounted LED lighting, perimeter trunking and electric heating. In addition, the Business Park benefits from a high speed Internet connection, gated access and a pleasant semi rural setting. The property is considered ideal for small component manufacture or similar. No motor trades will be accepted by the Landlord at the Business Park.

ACCOMMODATION

The property has been measured in accordance to the RICS Code of Measuring Practise on a Gross Internal Area basis and provides approximately 220.9 Sq m (2,379 sq ft) of accommodation.

SERVICE CHARGE INFORMATION

There is a quarterly service charge payable by the occupiers of Manor Business Park, that will cover items such as Landscaping maintenance, Common parts electricity and Security Gate maintenance. The Service Charge Budget for 2026 is £3,500.61

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £18,250 Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of B which is valid until 7th March 2031. A Copy of the certificate is available upon request.

TERMS

The property will be let on a new lease, with terms to be agreed between the parties.

VAT

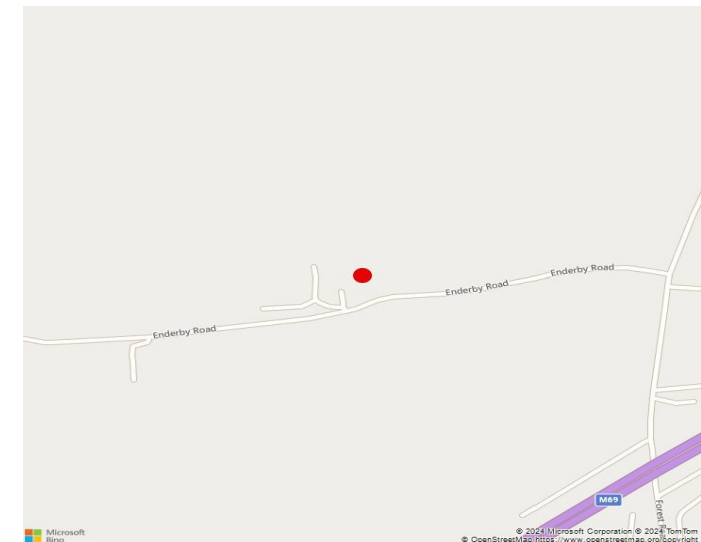
The Property is Opted to tax and therefore VAT is applicable to the Rent quoted.

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

