



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

£23,250 Per annum

UNIT 11 MANOR BUSINESS PARK,
ENDERBY ROAD
LEICESTER | LE9 7TL

- No motor trade accepted
- Constructed in the last 5 years
- Gated business park
- Close proximity to M1 and 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 Practice on a Gross Internal Area basis and provides approximately 2,325 Sq. Ft (216 Sq. M) of accommodation. The current tenants have installed a mezzanine floor which can be available to the incoming occupier by way of negotiation.

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 £3,421.15

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £16,750. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of C. 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

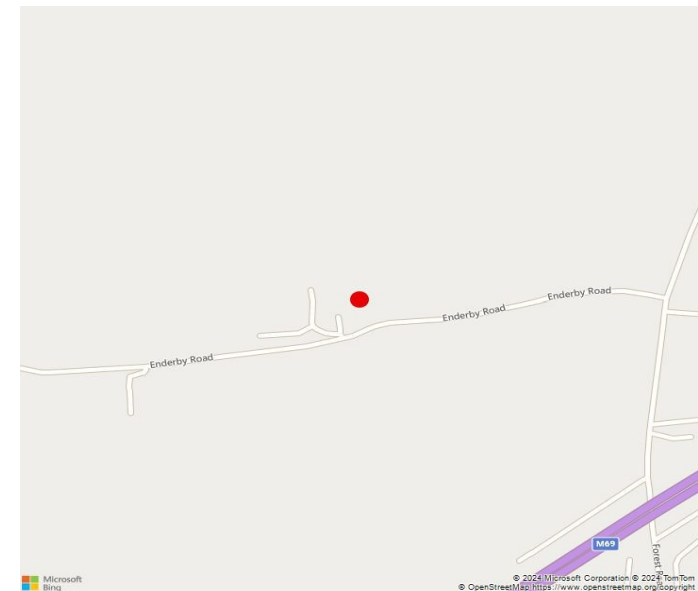
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

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:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated September 2026

