



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

£12,500 Per annum

UNIT 2 GABLES BUSINESS PARK
CLAYBROOKE MAGNA | LE17 5AS

- Workshop/ light industrial
- Rural business park location
- Good road network links

LOCATION

Gables Business Park is located just off the A5 Watling Street within the village of Claybrooke Magna. Claybrooke Magna is located 5 miles from Hinckley and 5 miles from Lutterworth and is well located for access to the motorway network via the M1, M69 and the A14.

DESCRIPTION

Unit 2 Gables Business Park is set in a rural location with excellent road links to nearby major conurbations and the nearby Magna Park. The Business Park is located within a gated yard providing a safe and secure working environment. The property benefits from a concrete floor, block work walls with insulated cladding to elevations and roof and a mezzanine floor. An electric roller shutter door and personnel door provide access to the unit which benefits from lighting, an intruder alarm, fire alarm, 3 phase power, perimeter power points, an office area with lighting, telecoms, data points, carpeting and toilet facilities. Workshop/ Storage approx 1,641 sq ft

ACCOMMODATION

The unit provides an ideal starter warehouse, with a small office, kitchen and w.c.

BUSINESS RATES

According to the Valuation Office Agency the rateable value of the property is £6,800. If this is your only business premises you may qualify for a 100% exemption from Business Rates. Interested applicants are advised to make their own enquiries with the local District Council

EPC

The property does not require an Energy Performance Certificate as it does not have any heating in situ.

TERMS

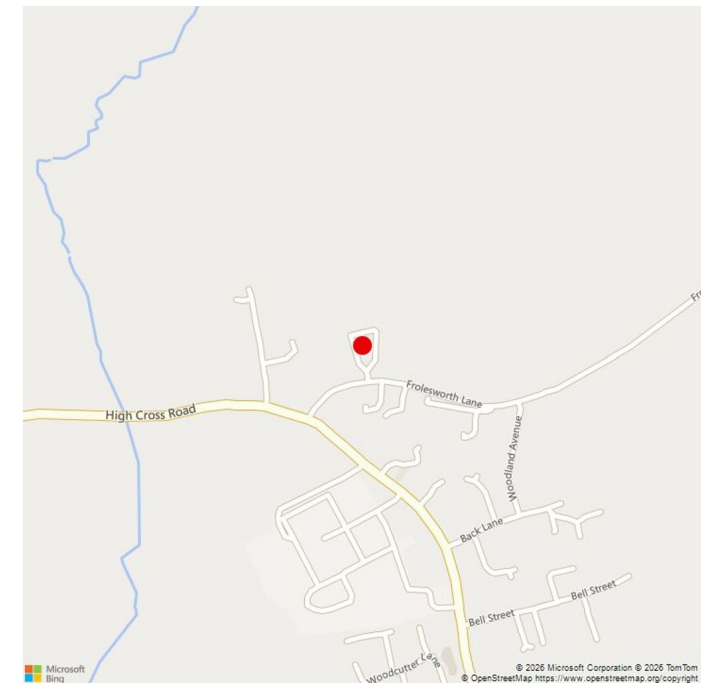
The property is available to let by way of a new lease direct with the Landlord at an annual rent of £12,500 plus VAT.

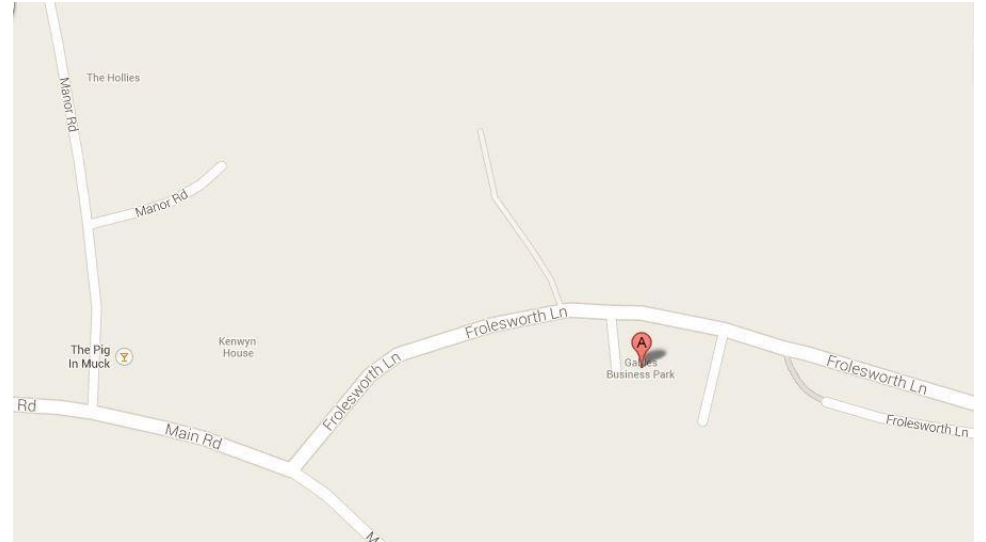
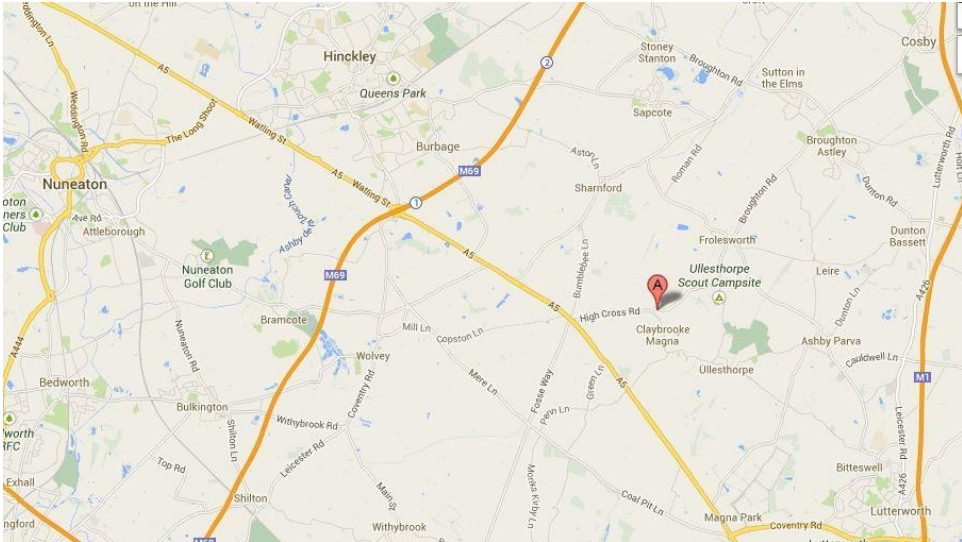
VAT

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

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:

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

