



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

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TO LET

£12,000 Per annum

UNIT 1 THE OAKS, RATBY LANE  
MARKFIELD  
LE67 9RP

- Secure Rural Unit
- 1,507 sq ft GIA
- 3 Roller Shutter Doors



## LOCATION

Th Oaks is situated to the South West of the village of Markfield which benefits from transport links to the M1 & A50. The Property is located off Thornton Lane just prior to the M1 motorway bridge.

## DESCRIPTION

A portal frame workshop building providing space for a variety of storage and agricultural uses. The space benefits from three phase electrics, high bay lighting and three electric roller shutter doors. Toilets are available on site.

In addition, the location benefits from gated access and a semi-rural setting. The property is considered ideal for a variety of agricultural uses. No motor trades will be accepted by the Landlord.

Further external for storage space may be available by separate negotiation.

## ACCOMMODATION

The workshop has been measured in accordance with the RICS Code of Measuring Practice and provides a total Gross Internal Area of 140 Sq. M. (1,507 Sq. Ft.).

## BUSINESS RATES

The Property is an agricultural building so Business Rates are not applicable.

## TERMS

The Property is available by way of a new lease short terms lease on terms to be agreed.

## VAT

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

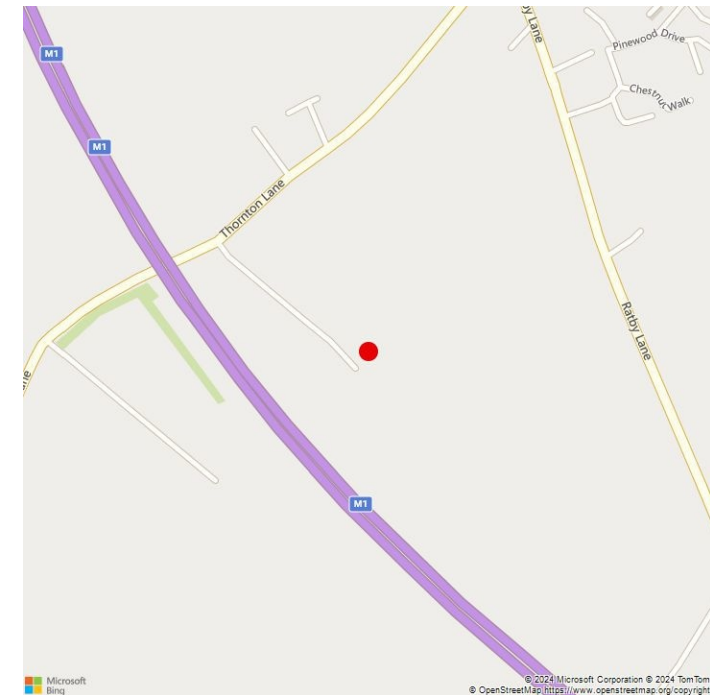
## LEGAL COSTS

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 to you 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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