



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£9,500 Per annum

UNIT A2 ARMSTON FARM, COSBY LANE
LEICESTERSHIRE
LE9 1RB

- Available immediately
- Rural business park
- Ample car parking
- 3 phase electricity

LOCATION

Armston Farm is a small business park situated in idyllic open countryside between Broughton Astley and Cosby, just south of and within easy reach of Leicester. The property is located within 5 miles of Junction 21 of the M1, and within 7 miles of Junction 21 of the M1 at Lutterworth. Armston Farm is within easy reach of the M69 and A5 and can be found on Broughton Road.

DESCRIPTION

A secure modern portal frame space ideal for use as a workshop or storage facility. The unit has the benefit of 3 phase electricity, concrete flooring, electrically operated roller shutter door and high bay lighting. The business park also benefits from on site CCTV, central toilet block and a gated access way.

ACCOMMODATION

The Property has been measured on a Gross Internal Area basis as defined within the RICS Code of Measuring Practice and provides 1,263 Sq. Ft (117.34 Sq .M).

SERVICE CHARGE INFORMATION

The Tenant will be responsible for contributing towards the service charges for the common areas of the Business Park.

EPC

The Property is currently unheated and therefore is exempt from The Energy Performance of Building Regulations.

TERMS

The Property will be let on an full repairing and insuring lease terms. A Service Charge contribution towards the upkeep of the communal areas is required in addition to the Rent quoted. The Rent and Service Charge are subject to VAT.

VAT

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

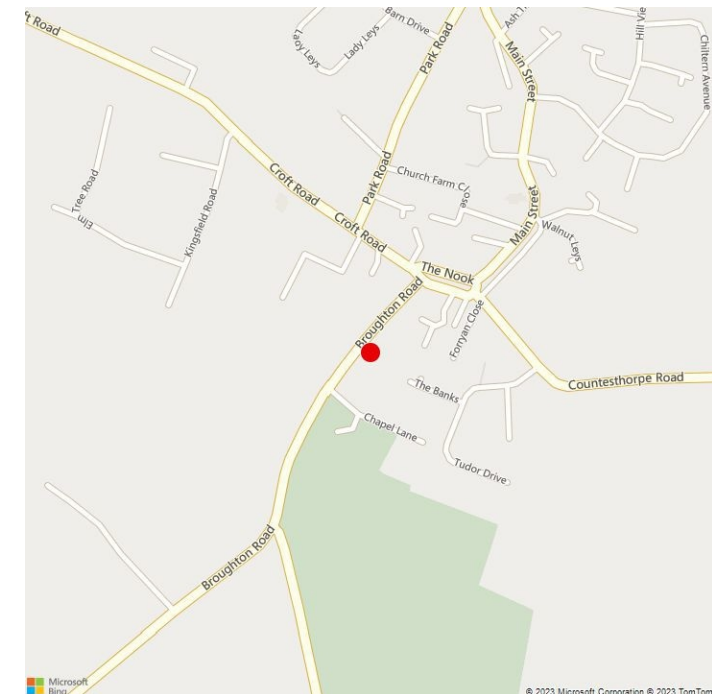
LEGAL COSTS

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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Particulars Dated June 2023

