



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

**01455 559030**

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**TO LET**

£8,850 Per annum

F5, THE FARM ASTON LANE  
SHARNFORD | LE10 3PA

- Modern Portal Framed Industrial Unit
- 1,108 Sq. Ft
- Concrete floor
- Two roller shutters



## LOCATION

The Farm is the industrial business park forming part of John Brindley Transport and is located within the village of Sharnford, just 4.3 miles from Junction 1 of the M69 and 9.5 miles from Lutterworth and Junction 20 of the M1 motorway.

## DESCRIPTION

The storage unit comprises a modern, portal framed structure featuring panelled cladding and roofing, set over a solid concrete floor. It offers an eaves height of 5.1 metres and an apex height of 5.2 metres. The unit benefits from natural roof lighting, energy-efficient LED lighting, and two roller shutter doors measuring 5.6 metres wide by 4.6 metres high. There is convenient vehicle access to a designated loading area, with parking available at the front of the premises.

## EPC

The property does not have a heating system and therefore does not require an EPC.

## TERMS

The unit(s) is available by way of a new business lease with terms to be negotiated.

## 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 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.



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