



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

£9,000 Per annum

UNIT 4 GABLES BUSINESS PARK,
FROLESWORTH LANE
CLAYBROOKE MAGNA | LE17 5AS

- Light industrial unit
- Rural business park location
- Good road network links
- Self-contained unit

LOCATION

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

DESCRIPTION

Unit 4 is situated in a rural location with excellent road links to nearby major conurbations. The business park is set within a gated compound, thereby providing a safe and secure working environment. The property benefits from concrete flooring, block work walls with insulated cladding to elevations and roof. Roller shutter door, personnel door and 3 phase power. Workshop / Storage 1,367 sq ft GIA

ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition. Total Gross Internal Area: 1,367 Sq Ft

BUSINESS RATES

According to the Valuation Office Agency the April 2023 rateable value of the property is £6,500. If you qualify as a small business you may be able to receive a 100% Business Rates Discount from the Local District Council. Interested applicants are advised to make their own enquiries.

EPC

The property does not have any heating and is exempt from the requirements for an EPC.

TERMS

The property is available to let by way of a new lease direct with the Landlord on terms to be agreed at an annual rent of £9,000 plus VAT.

LEGAL COSTS

Each party to bear their own legal fees.

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.



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