



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

£27,000 Per annum

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

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

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 5 is set 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 a concrete floor, block work walls with insulated cladding to elevations and roof and a mezzanine floor which contains two offices along with a good sized kitchen and break out area. The unit has a roller shutter door, personnel door, lighting, intruder alarm, 3 phase power, perimeter power points. There is a WC and there are telecom and data points in situ. To the front of the property is a good sized yard area. Industrial/ Warehouse 4,187 sq ft GIA

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £8,500. Interested parties are advised to speak with the Local District Council for further information.

EPC

The property has an EPC Rating of C. A copy of the certificate is available upon request.

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 £27,000 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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