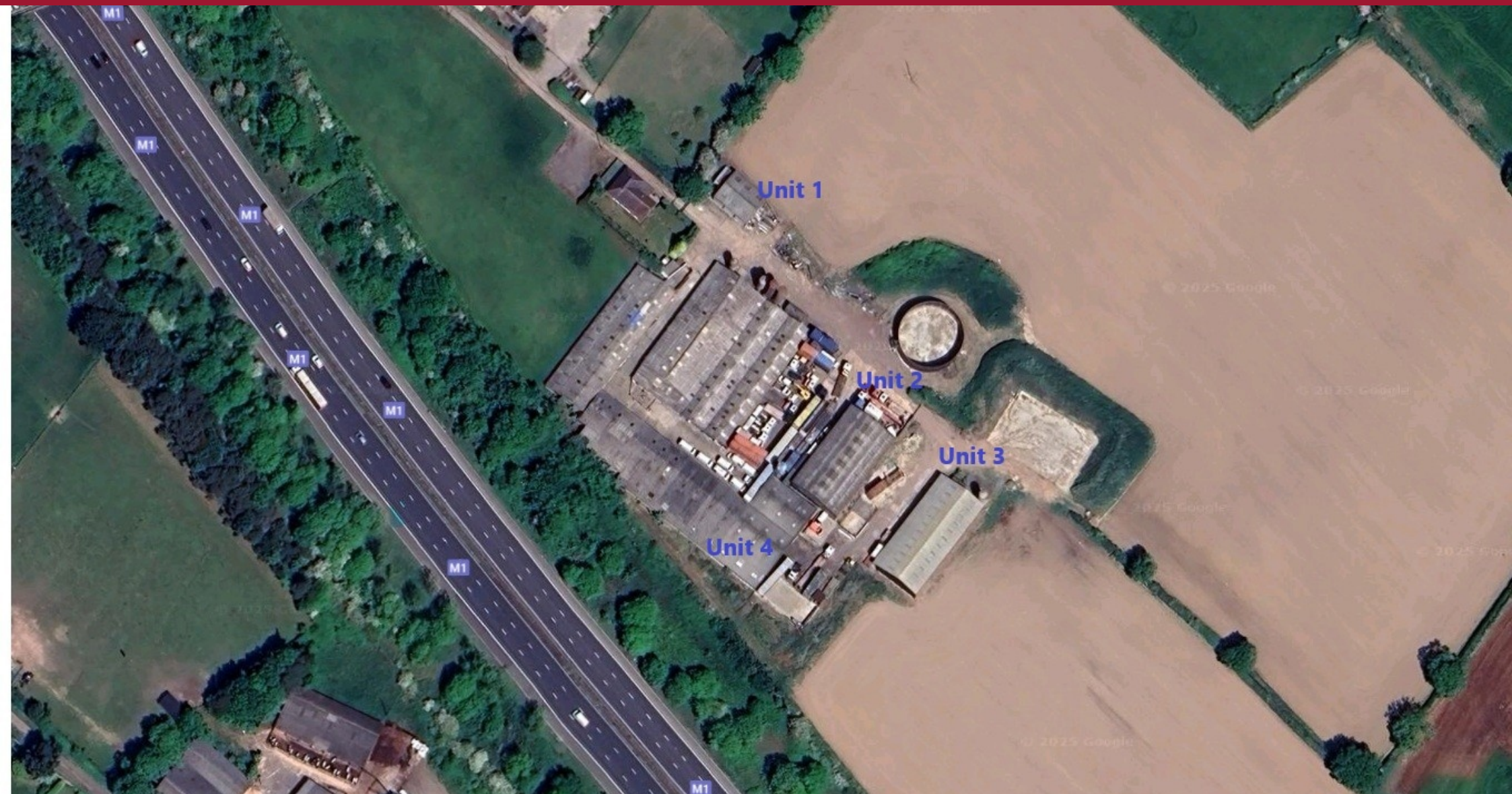




**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

01455 559030

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



**TO LET**

£72,000 Per annum

UNIT 4 THE OAKS, RATBY LANE  
MARKFIELD | LE67 9RP

- Secure Rural Unit
- 18,795 sq ft (GIA)
- Multiple side access doors

## LOCATION

The 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.

## ACCOMMODATION

The workshop has been measured in accordance with the RICS Code of Measuring Practice and provides a total Gross Internal Area of 18,795 sq ft (1746.11 sq m).

## SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

## EPC

The Property is unheated and, therefore, outside the scope of the Energy Performance of Building Regulations.

## TERMS

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

## VAT

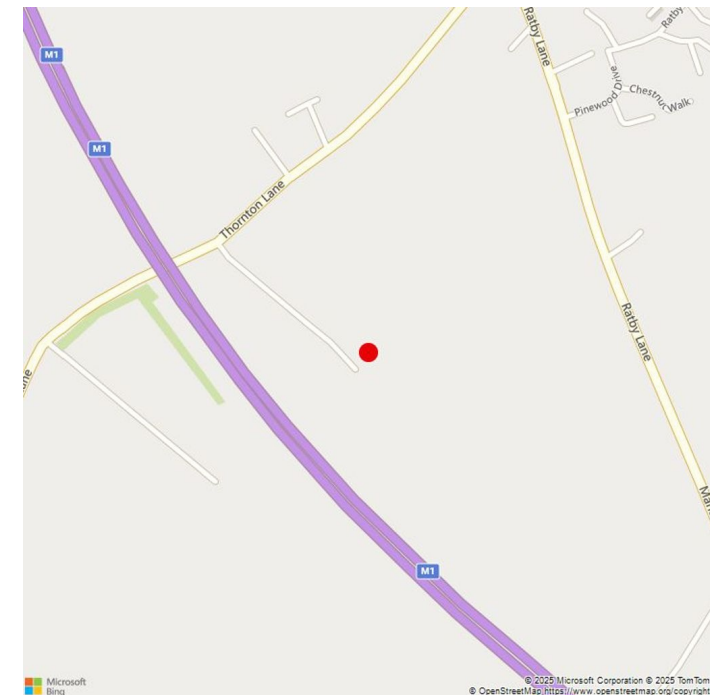
The Property is opted to tax and therefore VAT is applicable to the Rent.

## LEGAL COSTS

The property is available at a rent of £72,000 per annum plus VAT. Each party to bear their own legal fees incurred in the transaction.

## 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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