



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

£72,750 Per annum

UNIT 1A, CUTTERS CLOSE NARBOROUGH
LEICESTER | LE19 2FZ

- Three adjacent units
- Individual properties
- 3-phase electricity
- Loading bay access with roller shutter door

LOCATION

Cutters Close is accessed via Coventry Road B4114. The area is a mix of residential and industrial properties.

DESCRIPTION

The property comprises an end-terrace factory/warehouse with single-storey office section, toilet facilities, electrically operated roller shutter loading door, 10% translucent roof lights plus concrete loading apron.

The main production area is arranged under a single-span steel-portal frame with internal clearance of approximately 6.13 metres. Internally there is a two-storey office section which needs refurbishment, gas warm air blower, 3-phase electricity supply and pendent style lighting. A metal mezzanine floor is installed to the rear of the building.

The Properties Unit 1a,1b and 2a are available individually, as a whole or a combination of. Please contact the letting agent for further details.

ACCOMMODATION

The premises are available by way of a new full repairing and insuring lease at an initial rent of £72,750 per annum. The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 10,116sq ft (939.77 sq .m).

The mezzanine area measures 1,369 sq.ft. (127.22 sq.m).

BUSINESS RATES

The Property is currently assessed together with another office as a single hereditament and its Rateable Value will therefore require reassessment. Interested parties are advised to make their own enquiries with the Local District Council.

EPC

The Properties are currently being assessed with regard to energy performance and an EPC will be available once the Property is completed.

TERMS

The Property is available by way of of a new full repairing and insuring lease.

VAT

The Property is not opted to tax and

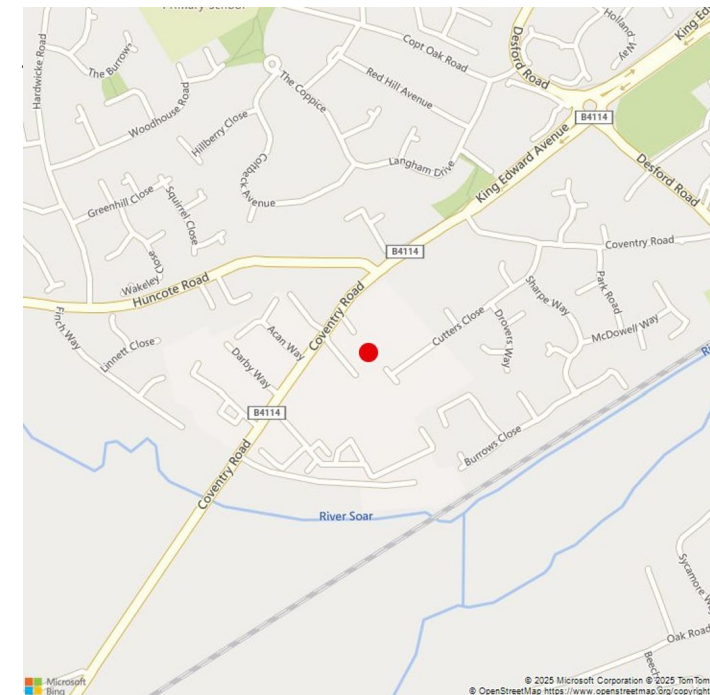
therefore VAT is not applicable to the rent quoted.

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





SUBJECT TO CONTRACT Disclaimer:

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