



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

£23,500 Per annum

UNIT 12, BACK LANE  
MARKET HARBOROUGH | LE16 7TB

- 2,758 Sq Ft
- Superb Rural Location
- Roller Shutter Access

## LOCATION

Astley Grange is situated on the edge of the picturesque village of East Langton, just 3.4 miles from Kibworth and 4.1 miles from the centre of Market Harborough which provides a wealth of local services and a rail connection to Kings Cross St Pancras in under an hour. The Property is also well connected by road, being just 1.4 miles from the A6 and 7.5 miles for the A47.

## DESCRIPTION

The Property is located on Astley Grange Farm which is an established commercial estate with ample parking provisions. Unit 14 comprises a warehouse/workshop space, with a level working platform, roller shutter door, with WC and kitchen facilities.

The Property is a steel portal frame industrial unit with brick and blockwork elevations. It benefits for a three phase power supply, ceiling lights, providing a ideal workspace for a variety of trade occupiers. The maximum eaves height is 4m, and the roller shutter door dimensions are as follows. (Width: 4.6m x Height: 3.8m)

## ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 2,758 Sq Ft (256.22 Sq M).

## SERVICE CHARGE INFORMATION

The Tenant will pay a Service Charge for the upkeep and maintenance for the common areas of the Estate.

## BUSINESS RATES

The Rateable Value of the Property is to be assessed.

## EPC

The Property has an EPC rating of B. A copy of the Certificate is available upon request.

## TERMS

The Property will be let by way of a new lease on terms to be agreed between the parties.

## VAT

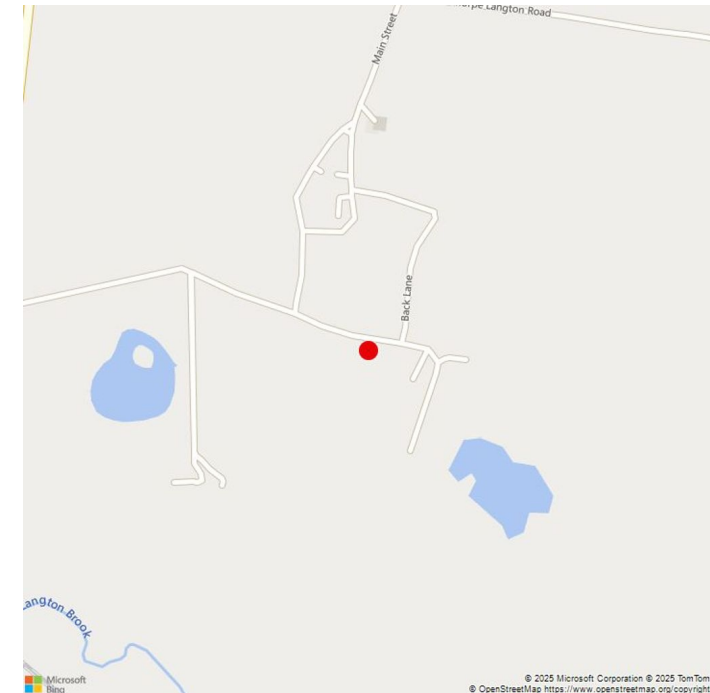
The Property is Opted to Tax and therefore VAT is applicable to the Rent.

## 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 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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