



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

£675.00 Per calendar
month

UNIT 5E, PINCET LANE
LUTTERWORTH | LE17 6NE

- 969 Sq Ft
- Established Business Venue
- Dedicated parking area and loading

LOCATION

Evergreen Fields Farm is conveniently located on Pincet Lane, the B5414, and is within 5 miles of Junction 20 of the M1 providing easy access to the A14, M69 and M42. The property is located on the northern edge of the village of North Kilworth within walking distance of the village facilities which include a pub, petrol station, post office, village school and church and the nearby Kilworth House Hotel.

DESCRIPTION

The Property benefits from LED lighting, phone line, double doors and a painted concrete floor. There is also 240v power and insulated profile cladding. To the front elevation of the Property is parking for approximately 2 cars.

ACCOMMODATION

The property has been measured in accordance to the RICS Code of Measuring Practise on a Gross Internal Area basis and provides approximately 90 Sq m (969 Sq ft) of accommodation.

BUSINESS RATES

According to information provided by the Valuation Office Agency website Unit 5E has a Rateable Value of £4,300 as of September 2019. Please contact Kettering Council for further information.

VAT

The Property is not currently elected for VAT.

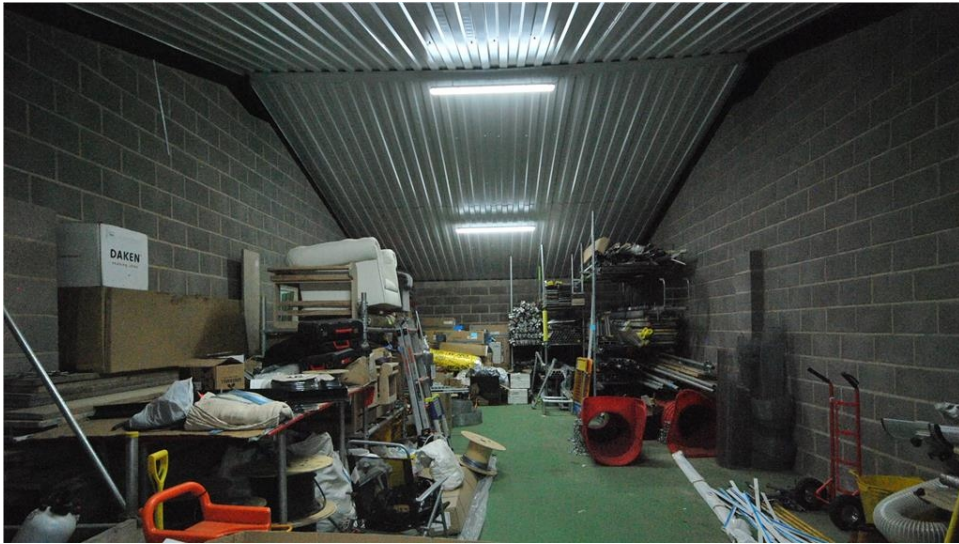
LEGAL COSTS

The incoming Tenant will make a contribution toward the Landlords legal and professional fee of £200 plus VAT towards the cost of documenting the letting.

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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