



Front Elevation  
1:100



Side Elevation  
1:100



Rear Elevation  
1:100



Side Elevation  
1:100

HOWKINS &  
HARRISON

## Unit 17, Jubilee Business Park, Snarestone Road, Appleby Magna

- Coming soon
- 2,420 sq ft / 224.85 sqm
- Attractive rural location
- Excellent location
- Established industrial business park

Please contact Lily Taylor on

01530 877977 option 3

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Industrial unit under construction, the finished unit will have a kitchenette and office. Ideally located on a secure industrial site, with excellent transport links being close to the A444 and J11 of the M42.

## Description

### Jubilee Business Park

Jubilee Business Park comprises of a secure commercial site with a range of commercial units and offices located in rural setting on the edge of Appleby Magna which is close to the Midlands motorway network.

### Location

Jubilee Business Park is located 1 mile away from the A444 and 1.5 miles away from Junction 11 of the M42 providing excellent transport links.

### Unit 17

Unit 17 is currently undergoing construction offering a flexible space to include an office, kitchenette and toilets.

The unit benefits from one roller shutter doors and two pedestrian doors and is constructed from blockwork to half height and Yorkshire boarding.

## Price

£20,570 per annum plus VAT

## Tenure

Available on a new flexible term lease, terms to be agreed. The tenant will be responsible for the maintenance, repair and upkeep of the unit.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

The landlord insures the building and recharges it to the tenant annually.

## EPC

Awaiting EPC.

## Utilities

The property benefits from mains electricity, water and drainage and each utility is submetered. 3-phase electricity is connected to the unit.

The tenant is responsible for the payment of all utilities from the date of occupation.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP.

## Service Charge

The current service charge is £1,250 plus VAT per annum this covers the costs of maintenance and upkeep of common areas.

## Business Rates

The property is not yet rated for Business Rates. Should Business Rates become payable the tenant will be responsible from the initial date of occupation.

## Deposit

A deposit will be required to be held for the duration of the term.

## Planning

We understand that the property has planning permission for Light Industrial (Use Class E(g)(iii)), Research and Development (Use Class E(g)(ii) and Class B8 Storage and Distribution use.

## Viewings

Strictly by prior appointment with agents Howkins & Harrison LLP. Please contact Lily Taylor on 01530 877977 (option 3).

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### Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.