



**To let - 221 Sq M (2,379 Sq Ft) New Build Industrial Unit**

Unit 6 Manor Business Park, Enderby Road, Thurlaston,

[www.wellsmcfarlane.co.uk](http://www.wellsmcfarlane.co.uk)

 **WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

# 221 Sq M (2,379 Sq Ft) New Build Industrial Unit

Unit 6 Manor Business Park, Enderby Road, Thurlaston, LEICESTER

## TO LET

**£18,000 Per annum**

- No motor trade accepted
- Newly built industrial unit
- Gated business park
- CCTV
- Separate private office area
- Car parking & loading
- Roller shutter door
- 3 Phase electricity and water
- 6m Eaves
- SAT NAV ref: LE9 7TF



**RICS**<sup>®</sup>

Regulated by RICS



 **WELLS MCFARLANE**

**CHARTERED SURVEYORS AND PROPERTY CONSULTANTS**

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## Location

Manor Business Park, currently under construction is situated East of the village of Thurlaston which occupies an unrivalled location west of Leicester benefiting from superb transport links with Junction 21 of the M1 and Junction 3 of the M69 both located within approximately 4.5 Miles of the Park. Thurlaston is also conveniently located to Narborough which benefits from a Railway Station giving easy access to Birmingham, London and many other routes. Fosse Park, one of the country's largest out of town shopping parks is within 4.6 Miles.

## Description

A secure steel frame building providing self contained storage/industrial space. The property benefit from electricity, water, concrete flooring, roller shutter door, high bay lighting. There is a separate office and WC which includes, surface mounted LED lighting, perimeter trunking and electric heating. In addition, the Business Park benefits from a high speed Internet connection, gated access, CCTV and a pleasant semi rural setting. The property is considered ideal for small component manufacture or similar.

No motor trades will be accepted by the Landlord at the Business Park.

## Accommodation

The property has been measured in accordance to the RICS Code of Measuring

Practise on a Gross Internal Area basis and provides approximately 158.03 Sq m (1,701 sq ft) of accommodation.

## Business Rates

The Rateable Value of the Property is to be assessed.

## EPC

The property will benefit from an as built Energy Performance Certificate (EPC) which will be provided on Completion of the development.

## Service Charge

There is a quarterly service charge payable by the occupiers of Manor Business Park, that will cover items such as;

- Business Park CCTV
- Landscaping maintenance
- Common parts electricity
- Security Gate maintenance.

## Terms

The property will be let on a new lease, with terms to be agreed between the parties.

## Costs

Each party to bear their own legal costs.

## Viewing

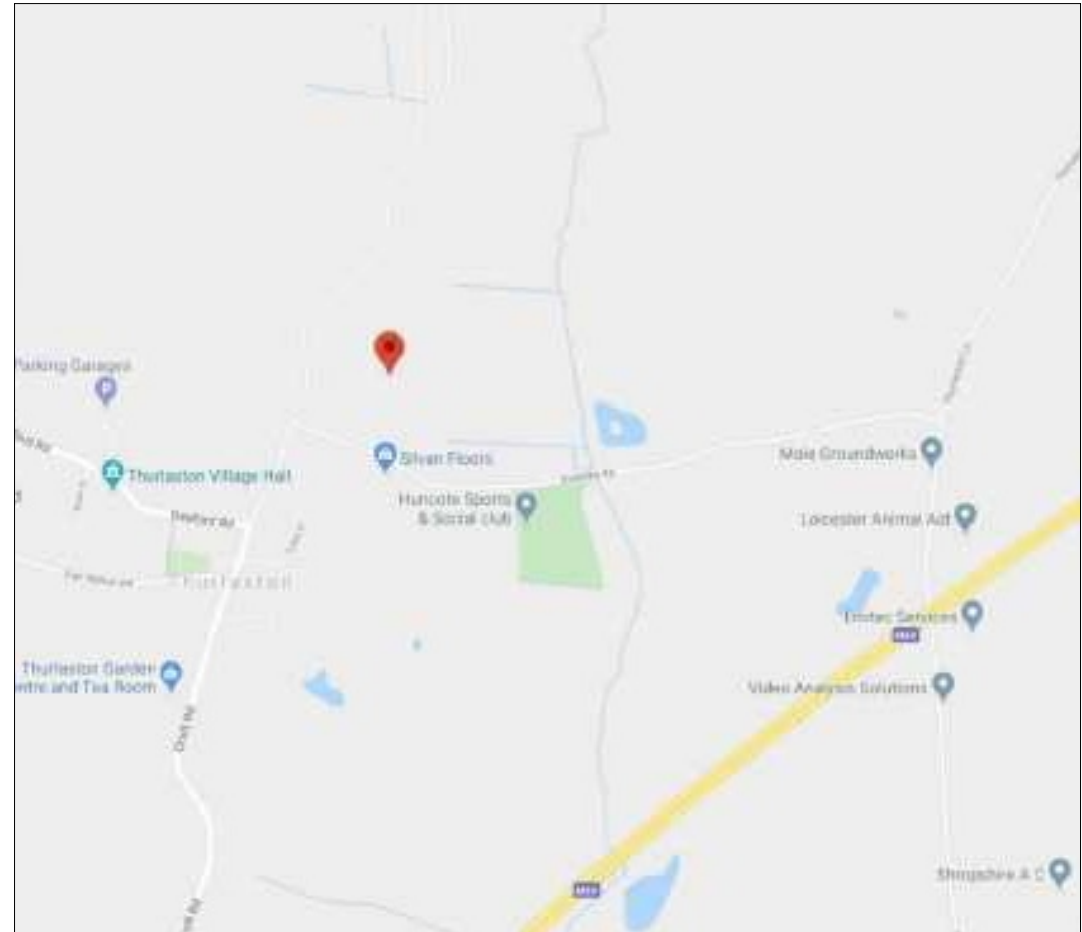
Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

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