



TO LET

£14,500 Per annum

THE PRINT ROOMS UNIT 15, BACK LANE
MARKET HARBOROUGH
LE16 7TB

- 2,127 Sq ft GIA
- Superb rural location
- Ample car parking

LOCATION

Astley Grange Farm 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 King 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 from the A47.

DESCRIPTION

The Property is located in Astley Grange Farm which is an established commercial estate. The Print Rooms comprises an office space with a kitchen and WC, with a large workshop / production / storage space to the rear.

The Property is predominantly an industrial premises with an office section and car parking. It has the benefit of double glazing, oil fired central heating, surface mounted tube lighting, ceramic tiled floor to the office areas and concrete floor within the workshop. There are double glazed double doors to the rear elevation. The maximum eaves height is 2.97 metres.

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 2,127 Sq ft (197.61 Sq m)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £10,250. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of E. A Copy of the certificate is available upon request. The Unit has recently been upgraded with roof insulation added for improved energy efficiency.

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

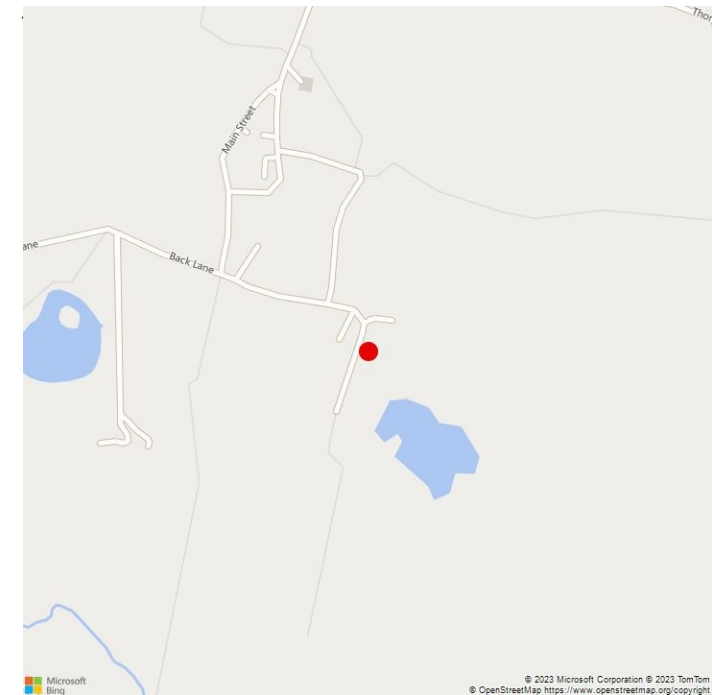
VAT is applicable to the Rent.

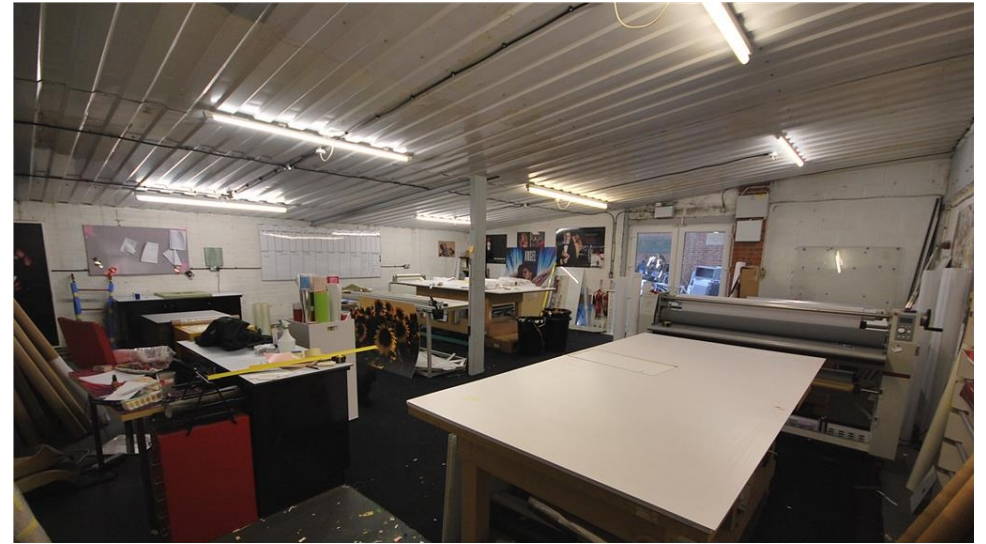
LEGAL COSTS

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





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated January 2024

