



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

£12,950 Per annum

RAINBOW FIELDS FARM, LUTTERWORTH
ROAD
NORTH KILWORTH | LE17 6JE

- 1,615 sq.ft. (150 sq.m) with Office Section
- Storage building with roller shutter door
- Close proximity to J20 of M1
- No motor trades allowed

LOCATION

Rainbow Fields Farm Barn is conveniently located within 5 miles of the M1 providing easy access to the A14, M69 and M42. The property is located off Lutterworth Road. The village facilities included a pub, petrol station, post office, village school, a Church and the nearby Kilworth House Hotel.

DESCRIPTION

The Property benefits from LED lighting, a concrete floor, roller shutter door and personnel door. There is also perimeter 240v power and profile cladding. To the front elevation of the Property is parking for approximately 4 cars. There is an office section which is fitted with LED lighting, tea-making facilities and WC.

ACCOMMODATION

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

The GIA is 3,516 sq ft (327 sq m)

EPC

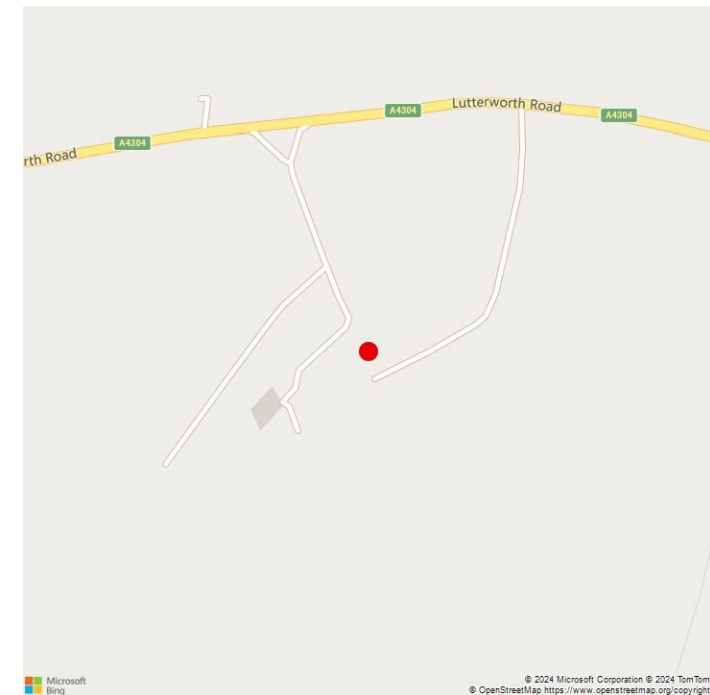
The Property has an EPC of C. A Copy of the certificate is available upon request.

VAT

The Property is not opted to tax and therefore no VAT is applicable to the Rent quoted.

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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