



**TO LET**

£110,000 Per annum

UNIT 14 ARKWRIGHT HILL FARM  
BUSINESS PARK  
COSBY | LE9 1RH

- Detached modern unit
- Fenced and gated yard extending to 35,528 sq.m with 6.5m haunch height
- 2 Electric Roller shutter doors
- Air-conditioned Offices

## LOCATION

The Property is located off the Lutterworth Road on the established Arkwright Hill Farm Business Park which itself located south of the village of Cosby approximately 7 miles from Junction 20 of the M1 motorway and 10 miles from Junction 1 of the M6 and 8 miles from Leicester City Centre.

## DESCRIPTION

The Property comprises a detached industrial unit/warehouse and offices set within its own palisade fenced secure yard extending to 35,500 sq.ft. Construction is of steel portal frame with brick and block elevations under profiled cladding to all elevations with pitched roof. The haunch height is approximately 6.5m. The Property benefits from 2 electric roller shutter door access points to the side yard, with generous parking to the side. The property further benefits from single and three phase electricity, offices with staff toilets, kitchen, air-conditioning and uPVC double-glazing.

Modern Industrial/Warehouse Premises

## ACCOMMODATION

The Property provides the following Gross Internal Area (GIA) of 8,664 sq.ft. (805 sq.m) plus mezzanine above office of 1,045 sq.ft (97 sq.m).

## SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of communal areas and exterior of the building and estate.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £34,750. Interested parties are advised to speak with the Local District Council for further information.

## EPC

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

## TERMS

The unit is available by way of of a new lease with terms to be negotiated.

## VAT

All charges for the Property are quoted exclusive of VAT. The Property is opted to tax and therefore VAT is applicable in addition to

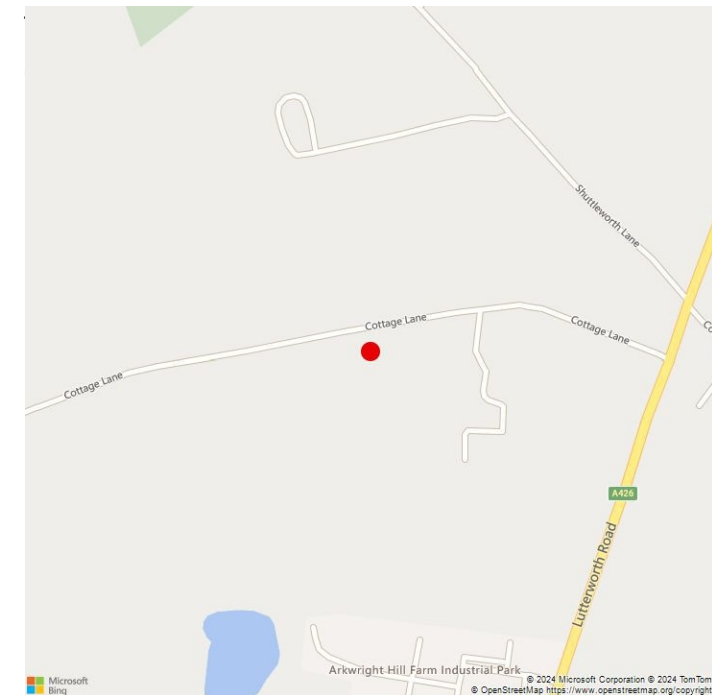
the rent and service charge.

## 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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