



HOWKINS &  
HARRISON

## Unit 2, Elms Farm Business Park, Atherstone Road, Appleby Magna, DE12 7AP

£33,600 per annum plus VAT

- Excellent location on A444 close to M42 J11
- NIA: 629 sq m / 6,773 sq ft
- Parking
- Secure site
- Available immediately

Please contact Tori Robins on

01530 877977 option 3

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An industrial unit, approximately 6,773 sq ft in total with offices and kitchenette and reception area. Ideally located on a secure industrial site, with excellent transport links being on the A444 and half a mile from M42 J11.

## Description

The property is situated at Elms Farm Business Park, situated on the A444, approximately half a mile from Junction 11 of the M42 motorway. The property is in a rural location but has excellent access to the motorway network.

The property consists of a steel portal frame building with block walls to approximately 2m with steel profile sheeting above. The roof consists of insulated steel profile clad roof with roof lights and new LED lighting. It has a concrete floor and a roller shutter door at either end with a pedestrian door to the side.

NIA 6,773 sq ft

The workshop is a wide open plan area suitable for a variety of purposes.

The workshop contains office space of 250 sq ft at ground and first floor level and additional kitchenette and two WC's.

## Price

Rent: £33,600 per annum plus VAT - £2,800 pcm plus VAT

## Tenure

Available on a new full repairing and insuring basis, with annual breaks and flexible lease, terms to be agreed. The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

The tenant is responsible for the maintenance of the property. The landlord maintains the common areas. The landlord insures the building and recharges this to the tenant on a quarterly basis.

## EPC

TBC

## Utilities

We are advised that all mains services are connected to the property, including private sewerage, drainage and 3 phase electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

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 & Harrison LLP.

## Service Charge

A service charge of £2,600 plus VAT per annum will be levied on the Tenant to cover the management and maintenance of the yard and gardens, security gate, CCTV cameras and emptying and servicing of the private sewer.

## Business Rates

The property is subject to paying Business Rates. The property is located within North West Leicestershire District Council.

The current Rateable Value is £17,250.

## 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 B2/B8 use. Interested parties are advised to make further enquiries with Hinckley and Bosworth Borough Council on 01455238141.

## Viewings

Strictly by appointment. Please contact our Ashby office on 01530877977 (option 3)

### 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.

