



Unit 4 Elms Farm Business Park, Appleby Magna, DE12 7AP

To Let: £17,700 / 336.8 sq m (3,625 sq ft)

HOWKINS &
HARRISON

Unit 4 Elms Farm Business Park Appleby Magna DE12 7AP

Features

- Excellent location on A444 close to M42 J11
- NIA: 328 sq m / 3,534 sq ft
- Parking
- Secure site

Description

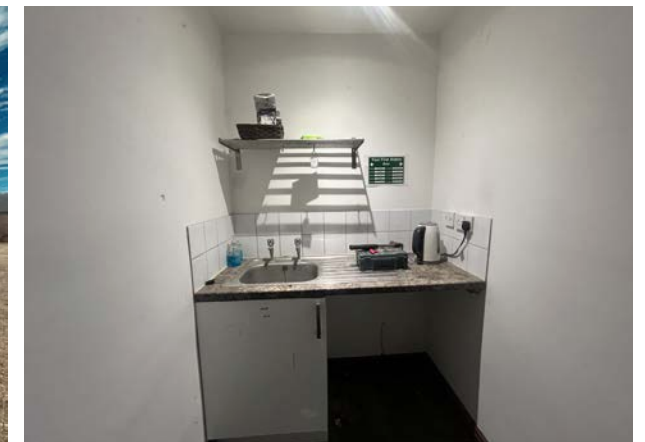
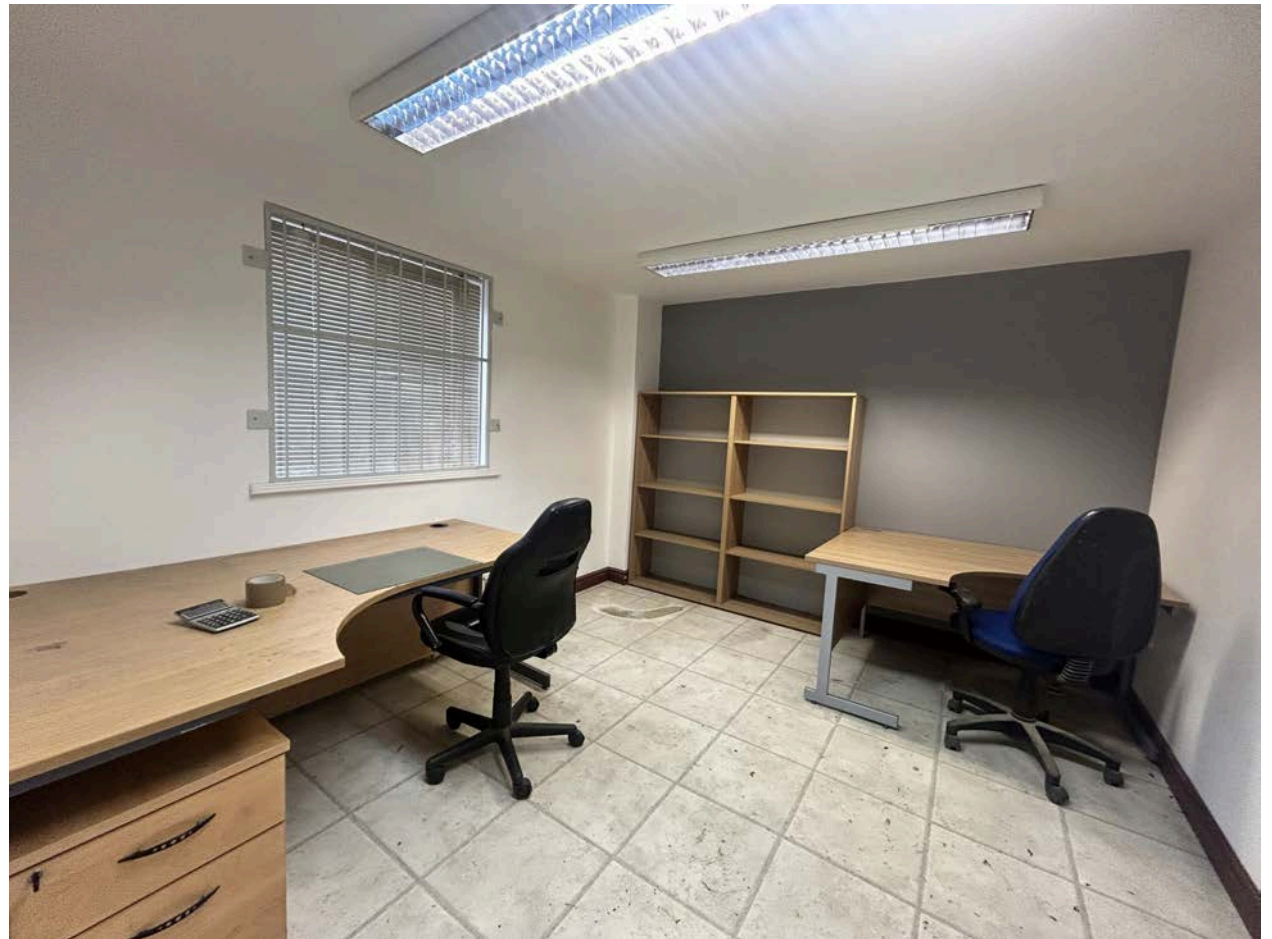
The property is situated at Elms Farm Business Park, located off the A444 in a rural location with excellent access to the local motorway network.

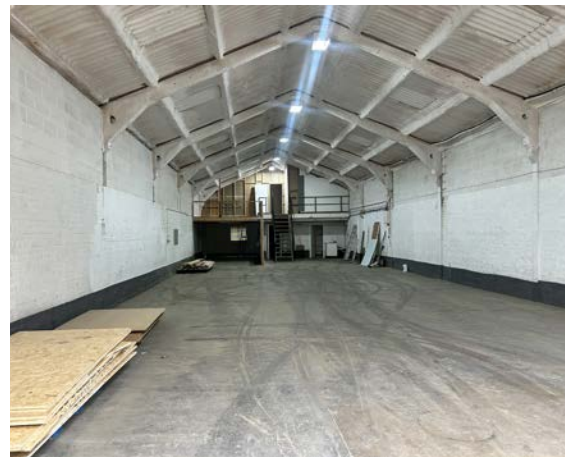
The property is approximately half a mile from Junction 11 of the M42 motorway, 14 miles from junction 22 of the M1 motorway, 25.6 miles from central Birmingham and 20.8 miles from central Leicester.

The property consists of a steel portal frame building with block walls to approximately 2m with steel profile sheeting above, the roof is constructed from insulated steel profile sheeting, with new LED lighting.

The unit has a concrete floor and a roller shutter door at one end with a pedestrian door at both ends.

Within the unit there is office space extending to 129 sq ft situated on the ground floor, with a kitchenette and one WC on the ground floor.





Tenure & Possession

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, the current cost of which is £52.50 per quarter.

Local Authority

North West Leicestershire District Council

Services

We are advised that all mains services are connected to the property, sewerage is a private connection, and the unit also benefits from 3 phase electricity. The Tenant will be responsible for the payment of all services from the date of entry.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Legal Costs

Each party will bear their own legal costs.

Service Charge

A service charge of £1,080 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.

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 North West Leicestershire District Council.

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 TBC.

What3Words

///undivided.covertly.half

EPC

The current EPC rating for the property is D (80)

Viewing

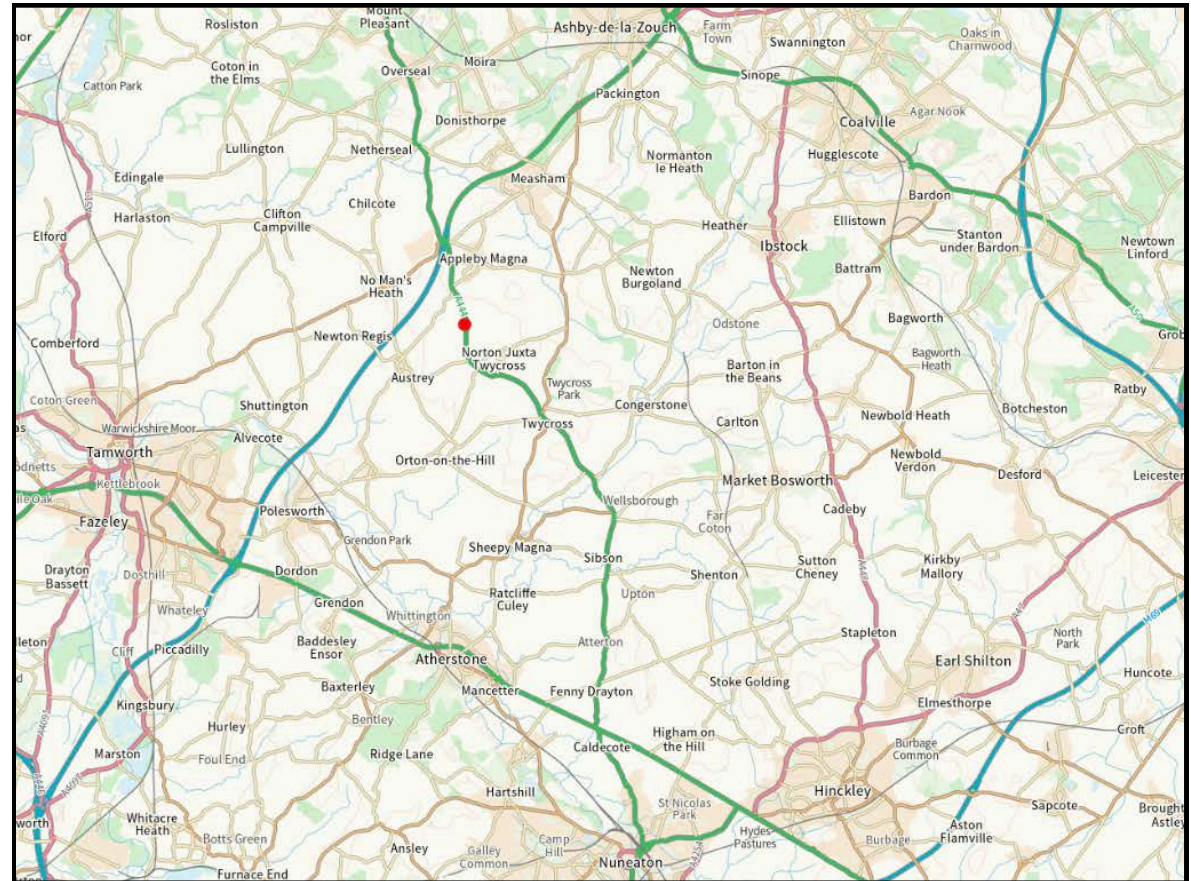
Accompanied viewings only, strictly by appointment with Howkins & Harrison, please contact Lily Taylor on 01530 877977 (option 3) or by email at lily.taylor@howkinsandharrison.co.uk

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposes only.

Anti Money Laundering Information

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a letting. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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