

Unit F3, Beauchamp Business Park

Wistow Road, Kibworth, LE8 0RX

TDB
Real Estate



**GOOGLE MAPS
LOCATION**

**2,540 sq ft (236 sq m)
NEW BUILD WAREHOUSE /
SMALL BUSINESS UNIT
TO LET**

New Build Warehouse/ Small Business Unit

- New build warehouse developed by Clowes Developments
- Located on Beauchamp Business Park, Kibworth
- Available with full suite of warranties
- Level Access Door & attractive glazed pedestrian entrance
- Concrete yard



Location

Beauchamp Business Park is located on the outskirts of Kibworth, a large conurbation mid way between Leicester (9 miles) and Market Harborough (7 miles) on the A6, which also links to Kettering via the A14 and the M1 at Leicester via the A563 ring road. Kibworth is also surrounded by a number of affluent towns and conurbations.

Train services can be found at Market Harborough and Leicester with fastest journey times of 50 minutes and 1 hour 5 minutes respectively to London St Pancras.

Accommodation

The Property has a Gross Internal Area of 2,540sqft (238 sqm)

Description

The property comprises:-

- New Build Units
- Level Access Door
- Three phase electricity & gas
- 4 Parking Spaces
- 5.5m Minimum Eaves Height
- Concrete Yards

Business Rates

To be assessed

Interested parties are advised to make their own enquiries with the Local Authority Business Rates Department.

Terms

The property is available by way of a new FR&I Lease

VAT

The incoming tenant will be responsible for the payment of any VAT.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their costs.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/.

Viewing

Viewing and further information via the Joint Sole Agents:



TDB
Real Estate
tdbre.co.uk

01604 60 40 20

Jack Brown
jack@tdbre.co.uk
07969 291660



**phillips
sutton**

0116 2165144
www.phillipsutton.co.uk

Sam Sutton
ssutton@phillipsutton.co.uk
07794 081052

