



TO LET

Warehouse Unit with Shared Yard

Unit 4 + Kingsley Business Park + New Road + Kibworth Beauchamp + Leicester + LE8 0LE



2,997 Sq Ft
(278.4 Sq M)

£21,500 Per Annum exc.



**Just off A6
Harborough
Road**



**Electric roller
shutter to front**



Shared yard



**Three-phase
electrics**



**4 demised car
parking spaces**

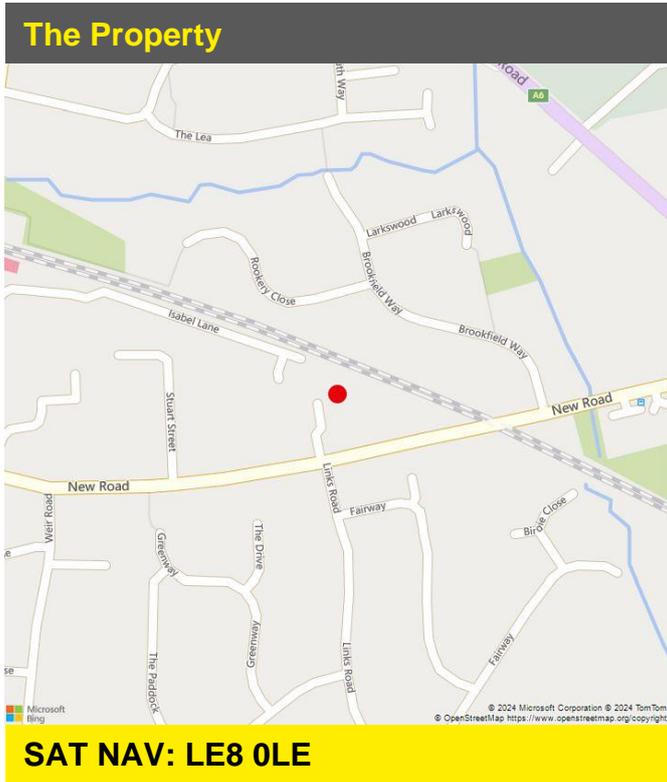


**Available
immediately**



LOCATION

The property is located at Kingsley Business Park off New Road in Kibworth Beauchamp, approximately 400 yards from it's junction with Harborough Road (A6) providing access between Leicester (approximately 10 miles North-West) and Market Harborough (approximately 6 miles South-East).



DESCRIPTION

The property comprises a semi-detached warehouse unit of brick and steel-portal frame construction, with pitched roof incorporating skylights over.

Access is provided by way of a shared yard with loading available via an electric roller shutter door to the front of the unit.

Internally, predominantly open-plan production space with clearance heights of 3m is available with non-structural office partitioning in-situ, removeable to create additional warehouse accommodation if required.

Staff ancillary including kitchen and WC is available to the rear of the unit. 4 car parking spaces are demised to the within the shared yard.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	2,997	278.4
TOTAL	2,997	278.4

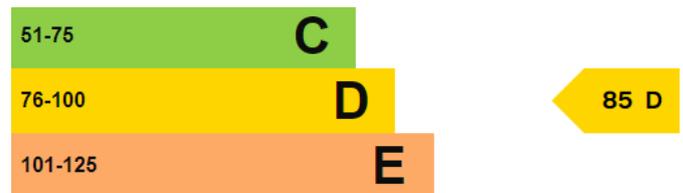
RATING ASSESSMENT

Rateable Value (2023): £10,750
U.B.R (2023/2024): £0.499
Est. Rates Payable (2023/2024): £5,365*

*Small businesses should benefit from rates relief.

Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.



TERMS

A new lease is available on full repairing terms for a period to be agreed at an initial rent of **£21,500 Per Annum exc.**

VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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