

**ANDREW+**  
**ASHWELL**



**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**

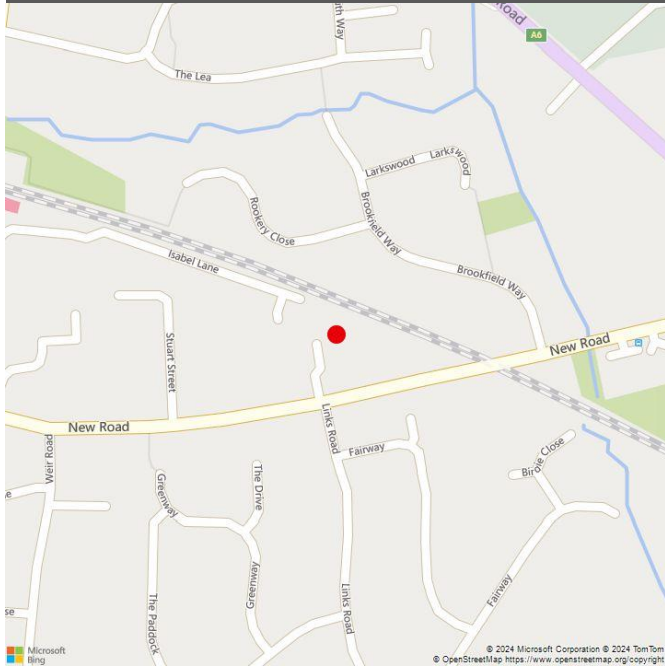


0116 254 1220 | [andash.co.uk](http://andash.co.uk) | 53 London Road, Leicester LE2 0PD

## 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).

### The Property



**SAT NAV: LE8 0LE**

## 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
<b>TOTAL</b>	<b>2,997</b>	<b>278.4</b>

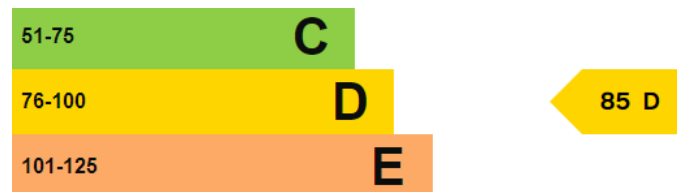
## RATING ASSESSMENT

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**

**Joe Dodd**  
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**Harry Brown**  
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07803 405 708

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