



Unit 3

Poplar Farm, Markfield, LE67 9PJ

Industrial/Storage unit TO LET

£1,000 PCM no vat

1,146 sq ft

(106.47 sq m)

- No HGV access
- Available immediately
- Internal kitchenette and welfare facilities
- 24/7 secure access
- 3 parking spaces per unit
- Open planned warehouse/ storage space
- No 3 phase available
- Individually metered

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Summary

Available Size	1,146 sq ft
Rent	£12,000 per annum
Business Rates	To be assessed
Service Charge	N/A
Car Parking	3 Allocated spaces
VAT	Not applicable
Legal Fees	The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 3	1,146	106.47	£12,000 /annum	Available
Total	1,146	106.47		

Description

Unit 3 is open plan and naturally well lit suiting an Industrial/workshop/storage use.

Internally there is a kitchenette and WC, a personnel entrance and full height roller shutter door located at the front of with 3 allocated parking spaces.

Unit 3 is to let with 24/7 access, gated access and security with the unit being individually metered. The unit is of steel framed construction with a single pitched roof and newly cladded.

Location

Markfield is a large village in both the National Forest and Charnwood Forest and in the Hinckley and Bosworth district of Leicestershire. Markfield is accessible, has great transport links and is located to the south-east of Junction 22 of the M1, and to the south of the A50.

Terms

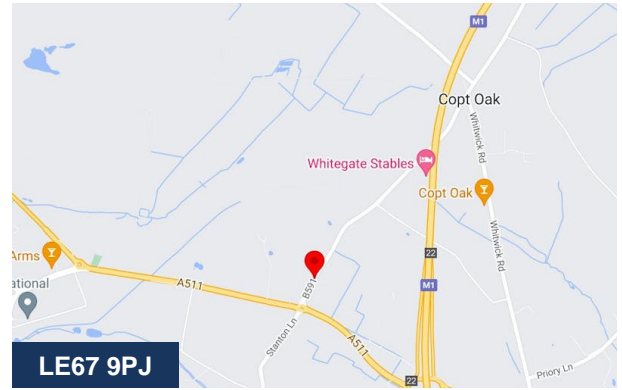
Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break - the rent will be £12,000 per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Tenants will be liable for their own utilities.

Viewings

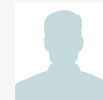
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Services

We are advised that mains' services are connected to the property. These services have not been inspected or tested by the agent.



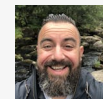
Viewing & Further Information



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