



UNIT 4

KINGSLEY BUSINESS PARK, NEW ROAD, KIBWORTH BEAUCHAMP, LE8 0LE

This is an excellent opportunity to rent a storage or showroom unit suitable for a variety of occupiers close to the A6 and within easy reach of Leicester and Market Harborough. It extends to a gross area of 280.6 sq. m. (3,020 sq. ft.) with good parking and loading. A new lease is offered for a minimum term of 3 years and, under current regulations, no Business Rates are payable.

£17,500 PER ANNUM

Call 0116 242 9933 for further information

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SITUATION

The unit is situated on Kingsley Business Park off New Road towards the eastern edge of the village of Kibworth Beauchamp. New Road runs between the village centre and the A6 (Harborough Road).

LOCATION

Kibworth is located on the A6 approximately 9.5 miles south east of Leicester City Centre and 4.5 miles north west of Market Harborough. The premises are only 4 miles from the mainline train station at Market Harborough which benefits from frequent direct trains to Leicester and to London, with journey times of 1 hour to London St. Pancras.



DESCRIPTION

The premises comprise a single-storey showroom/warehouse/workshop unit with parking and loading areas on a small, popular estate. The accommodation currently comprises a main showroom, a smaller display area and two offices.

WC and kitchen facilities are also provided and loading is via an electric roller shutter door.

ACCOMMODATION

The building has a gross internal floor area of 280.6 sq. m. (3,020 sq. ft.)



SERVICES

The premises are connected to main electricity, water and drainage services and the main area is heated by warm air blower unit.

Gas is also connected to the property but a new connection and meter is required

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BUSINESS RATES

The current Rateable Value is £9,500.

Under current regulations, and subject to conditions, no Business Rates are payable.



LEASE TERMS

The unit is available under a new full repairing lease for a minimum period of 3 years.

RENT

£17,500 per annum plus VAT.



ENERGY PERFORMANCE CERTIFICATE

An EPC is being prepared and will be available shortly.



LEGAL COSTS

Each party will pay their own costs in connection with the preparation of the lease.

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VALUE ADDED TAX

VAT is payable on the rent.



POSSESSION

Vacant Possession will be offered on completion of legal formalities.

VIEWINGS

Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address kevin.skipworth@andrewgranger.co.uk

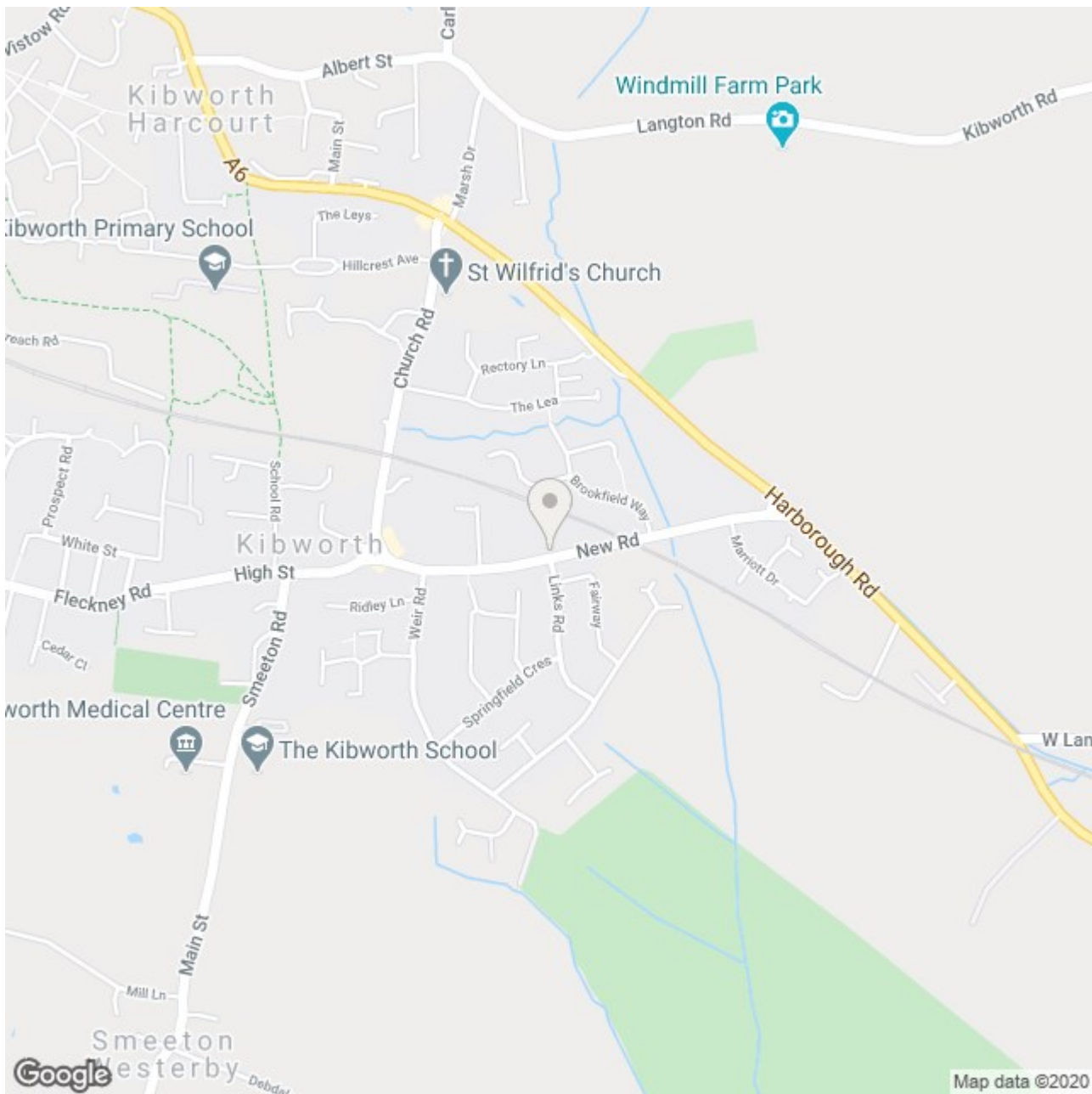


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LOCATION



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Call 0116 242 9938

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