

phillips sutton

Niche Commercial Property Agents



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Unit 13 Stoughton Grange Farm
Gartree Road, Leicestershire LE2 2FB

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To Let - Newly built warehouse/industrial unit (2,540 Sq Ft)

**Unit F3, Beauchamp Business park Wistow Road,
Kibworth LE8 0RX**

TO LET

KEY FEATURES



2,540 Sq Ft



£29,750.00 per annum



Between Leicester and Market Harborough



Available for immediate occupation



Allocated parking spaces



Mains services connected including gas



Sectional overhead door loading



2,540.00 sq. ft

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.

DESCRIPTION :

Available to Let: Newly built warehouse/industrial unit 2,540 sq ft

PREMISES:

FLOOR	AREA SQFT	AREA SQM
WAREHOUSE	2,540.00	235.97
<i>TOTAL</i>	<i>2,540.00</i>	<i>235.97</i>

RENT:

£29,750.00

RATEABLE VALUE:

TBA - The premises are to be assessed for rating purposes as they are new builds.

SERVICE CHARGE:

£925.29 per annum, paid quarterly

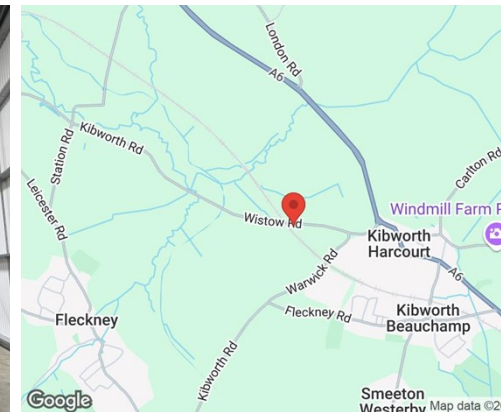
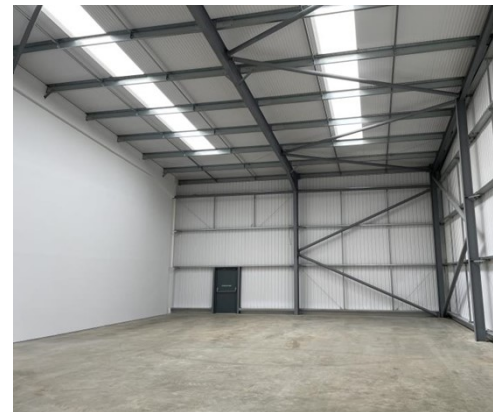
VAT:

VAT will be charged at the prevailing rate.

LEGAL COST:

Each party to bear their own costs incurred


EPC:



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