



TO LET

DETACHED STORAGE UNIT

Manor Farm, Manor Lane,
Peckleton, LE9 7RJ

Electric roller shutter access



7m eaves height



Secure gated site



Forklift and loading services available



GIA - 4,670 sq ft (434 sq m)



LOCATION

The property is located on Manor Farm within the village of Peckleton. The property is accessed via Manor Lane which in turn is accessed from Kirkby Lane/Main Street which provides access to the villages of Desford and Kirkby Mallory and the A47 thereafter.

Peckleton is a small village (population approximately 200) located approximately 7 miles to the west of Leicester. The larger village of Desford is situated around 1.5 miles to the north east and benefits from local amenities including a primary and secondary school, doctor's surgery, Co-op foodstore and public house. The former RAF Desford site separates the villages and is the UK manufacturing base for Caterpillar.

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with sectional concrete elevations to half height and plastic coated steel sheet elevations above and to the pitched roof. The internal eaves height is approximately 7m.

Internally, the unit benefits from an electric roller shutter door (approx. 5.2m width x 6.1m height), solid concrete floors, LED lighting and a small partitioned office. Please note that there are no WC facilities within the unit.

Externally, the property is located on a secure gated site and benefits from a concrete loading and parking area to the front of the unit. Onsite forklift and loading services may be available by way of separate agreement.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Storage	4,670	433.84
		4,670 Sq Ft	433.84 Sq M

SERVICES

We understand mains electricity (single phase) is connected to the unit.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: to be supplied

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent, on a new full repairing and insuring lease, for a term to be agreed at a commencing rental of £36,000 per annum exclusive.

A service charge may be levied for external/communal maintenance and repairs.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - not required

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

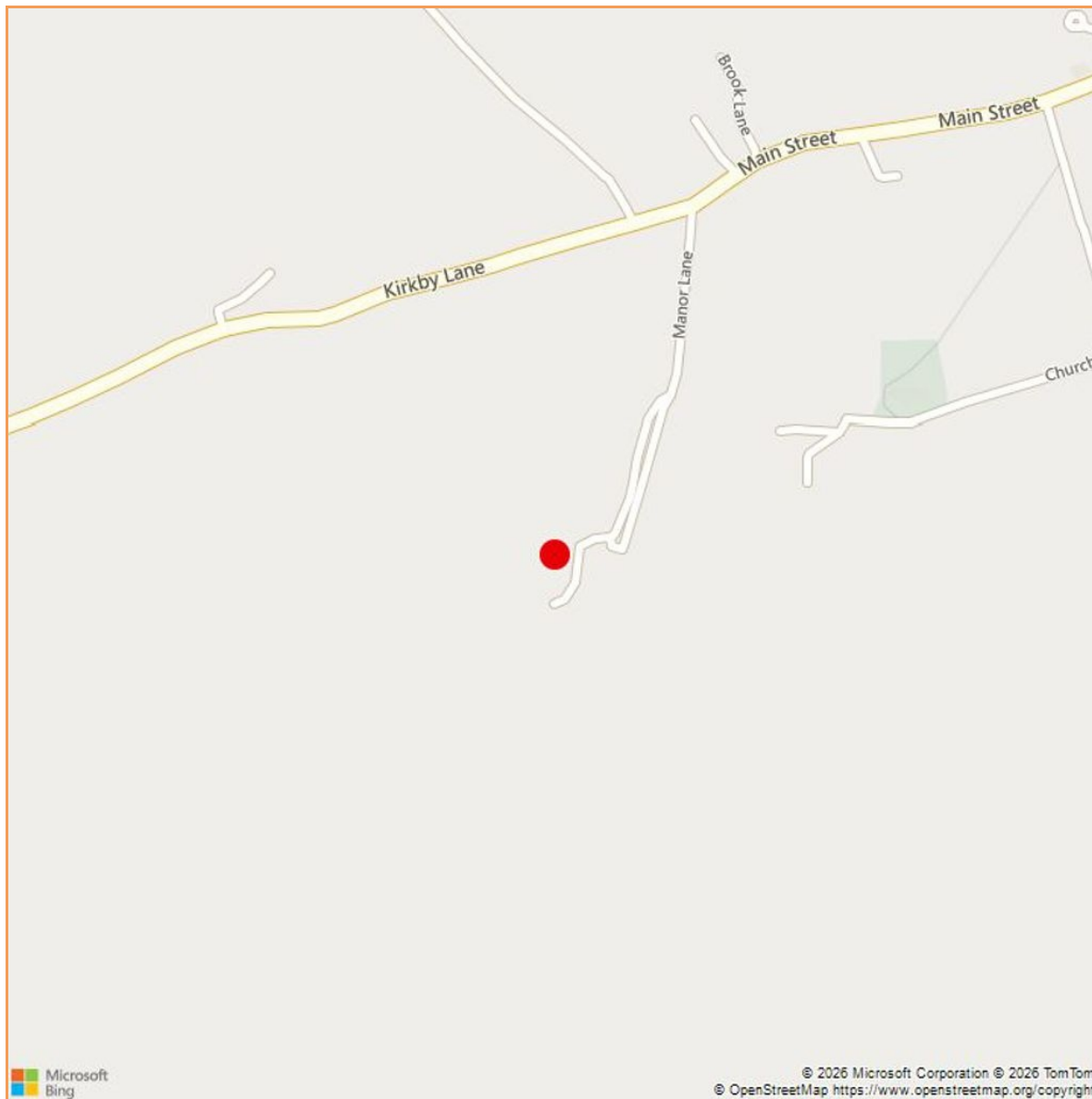
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



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