

ANDREW+
ASHWELL



TO LET

Industrial Unit

Unit 30 Hill Lane Close + Markfield + LE67 9PY



788 Sq Ft
(73.2 Sq M)

£9,500 Per Annum



Excellent starter unit



Level access loading



3-phase electrics



Alarm system and CCTV in-situ



Eaves heights of 3m - 4.4m



Available immediately



0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

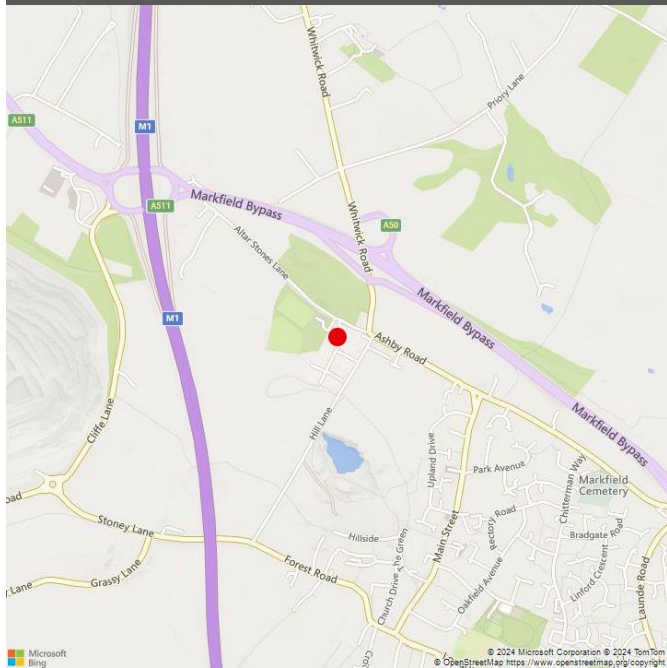
Unit 30 Hill Lane Close + Markfield + LE67 9PY

LOCATION

The property is located at Hill Lane Close, Markfield, within an industrial estate built in the 1970's just north of Markfield Village.

Located within approx. 0.5 miles of access to the A50 and within short driving distance of Junction 22 of the M1 at Coalville.

The Property



SAT NAV: LE67 9PY

DESCRIPTION

The property comprises a mid-terraced industrial unit of portal construction, with brick / block elevations under a pitched insulated roof. A concrete loading apron is provided to the front with an up-and-over door offering loading into the warehouse.

Internally the property provides offices and staff ancillary to the left side in addition to an open-plan warehouse with fluorescent strip lights, concrete flooring, gas blower heater, alarm system, and CCTV. Internal clearance height ranges from 3m - 4.4m.

All services are present with three phase electricity.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	788	73.2
TOTAL	788	73.2

RATING ASSESSMENT

Rateable Value (2023): £5,800
U.B.R (2023/2024): £0.499
Est. Rates Payable (2023/2024): £2,895*

*Small businesses should benefit from rates exemption.

Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

TERMS

A new lease is available for a period to be agreed at an initial rent of **£9,500 Per Annum**.

VAT

We understand the property is not elected for VAT. The Landlord reserves their position.

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

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