

Unit F3, Beauchamp Business Park

Wistow Road, Kibworth, LE8 0RX

TDB
Real Estate



**GOOGLE MAPS
LOCATION**

**2,540 sq ft (236 sq m)
NEW BUILD WAREHOUSE /
SMALL BUSINESS UNIT
TO LET / MAY SELL**

New Build Warehouse/ Small Business Unit

- New build warehouse developed by Clowes Developments
- Located on Beauchamp Business Park, Kibworth
- Available with full suite of warranties
- Level Access Door & attractive glazed pedestrian entrance
- Concrete yard

KEY FEATURES



Details

New build warehouse with concrete yard



Rent/ Price

£29,750 per annum
-
Price on Application



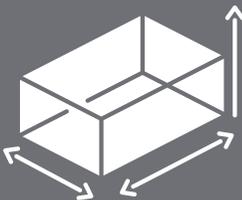
Location

Kibworth
LE8 0RX



Loading

1 x Level access door



Size

2,540 sq ft
(236 sqm)



Height

5.5m Eaves
Height



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.

Accommodation

The Property has a Gross Internal Area of 2,540 sq ft (238 sq m)

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti_money_laundering/.

Description

The property comprises:-

- New Build Units
- Level Access Door
- Three phase electricity & gas
- 4 Parking Spaces
- 5.5m Minimum Eaves Height
- Concrete Yards

Business Rates

To be assessed

Interested parties are advised to make their own enquiries with the Local Authority Business Rates Department.

Terms - Letting

The property is available by way of a new FR&I Lease at a rent of £29,750 per annum

Terms – Sale

Price on Application.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their costs.



Viewing

Viewing and further information via the Joint Sole Agents:



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