



Unit 3 Poplar Farm, Copt Oak Road, Markfield LE67 9PJ

Industrial/Storage unit To Let

£1,200 per month Plus bills

1,146 sq ft (106.47 sq m)

- No motor trades
- Available immediately
- Kitchenette and welfare facilities
- 24/7 secure access
- 3 parking spaces per unit
- Open planned warehouse/ storage space
- No 3 phase available
- Individually metered

# Unit 3 Poplar Farm, Copt Oak Road, Markfield LE67 9PJ

## Summary

Size - 1146 Sq. ft.  
VAT - Not applicable  
Business Rates - To be the tenants responsibility  
Service Charge - Not applicable  
Legal Fees - Tenant will contribute £300 + VAT towards the Landlords administration and legal costs.  
Car Parking - 3 allocated parking spaces  
EPC - EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

## Description

Unit 3 is open plan suited to an Industrial/workshop/storage use. Within the unit there is a kitchenette and WC, a personnel entrance door and full height roller shutter door located at the front with 3 allocated parking spaces. The unit offers 24/7 access, gated access and security,

The unit is individually metered and is of steel framed construction with a pitched roof and newly clad elevations

## Location

Markfield is a large village in both the National Forest and Charnwood Forest and in the Hinckley and Bosworth district of Leicestershire. Markfield is accessible, has great transport links and is located to the south-east of Junction 22 of the M1, and to the south of the A50.

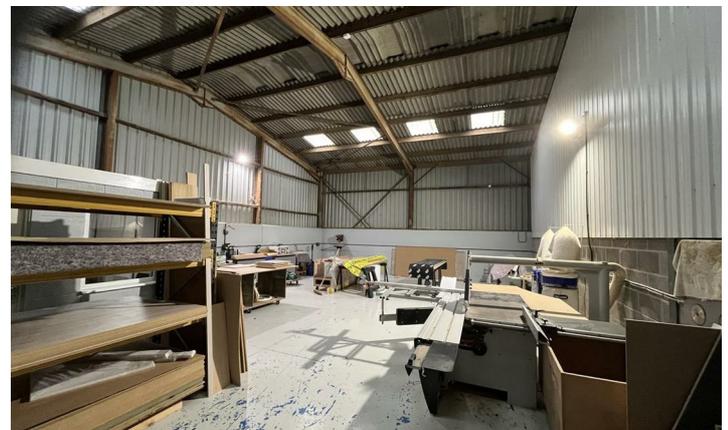
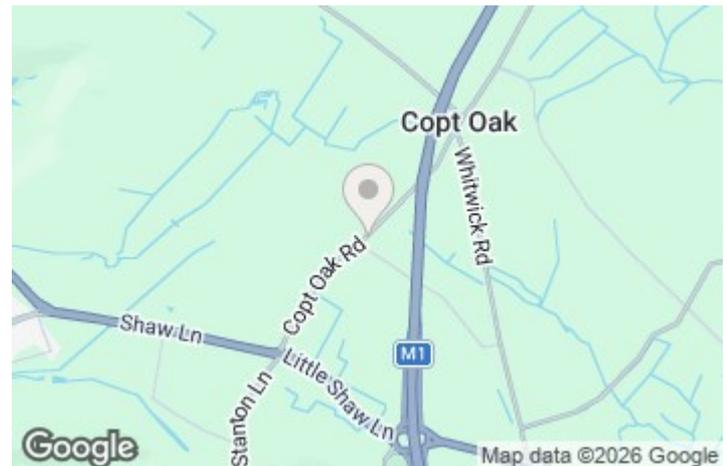
## Terms

Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break - the rent will be £14,400 per annum

A deposit equal to 3 month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord.

Rent is paid quarterly in advance.

Tenants will be liable for their own utilities and will contribute £300 + VAT towards the Landlords legal costs.



## Viewing and Further Information

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