MATHER JAMIE

01509 233433

Building 2 Chestnut Farm
Syston Road
Cossington
Leics LE7 4UZ

TO LET

£55,000 pax

Warehouse Premises

1,098.72 sq m (11,827 sq ft)

Building 2 Chestnut Farm, Syston Road, Cossington, Leics, LE7 4UZ

DESCRIPTION

The subject property provides a concrete frame storage and workshop premises beneath a pitched asbestos corrugated sheet roof, with 10% translucent light panels, solid concrete floor, internal clearance to eaves of 6m, vehicle inspection pit, male/female WC and modular office facility.

Externally, there is a secure yard to the front elevation.

NB: The racking shown in the photos may be available by separate negotiation.

ACCOMMODATION

Total GIA	1,098.72 sq m	(11,827 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£55,000 (fifty five thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.

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BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: To be confirmed

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 59 within Band C. The EPC is valid until 7 July 2035.

PLANNING

We understand the premises have established use as a commercial fitter and haulage premises under the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

WORKING HOUR RESTRICTIONS

Monday – Saturday 07.00 – 21.00

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OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to Financial Sanctions Regulations and, as such, Mather Jamie Ltd will be required to verify all Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

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LOCATION

Chestnut Farm is located to the south of Syston Road on the outskirts of the village of Cossington, within approximately ¼ mile of the A46 Leicester to Newark link road and 1 mile of the A6 Leicester/Loughborough link road.

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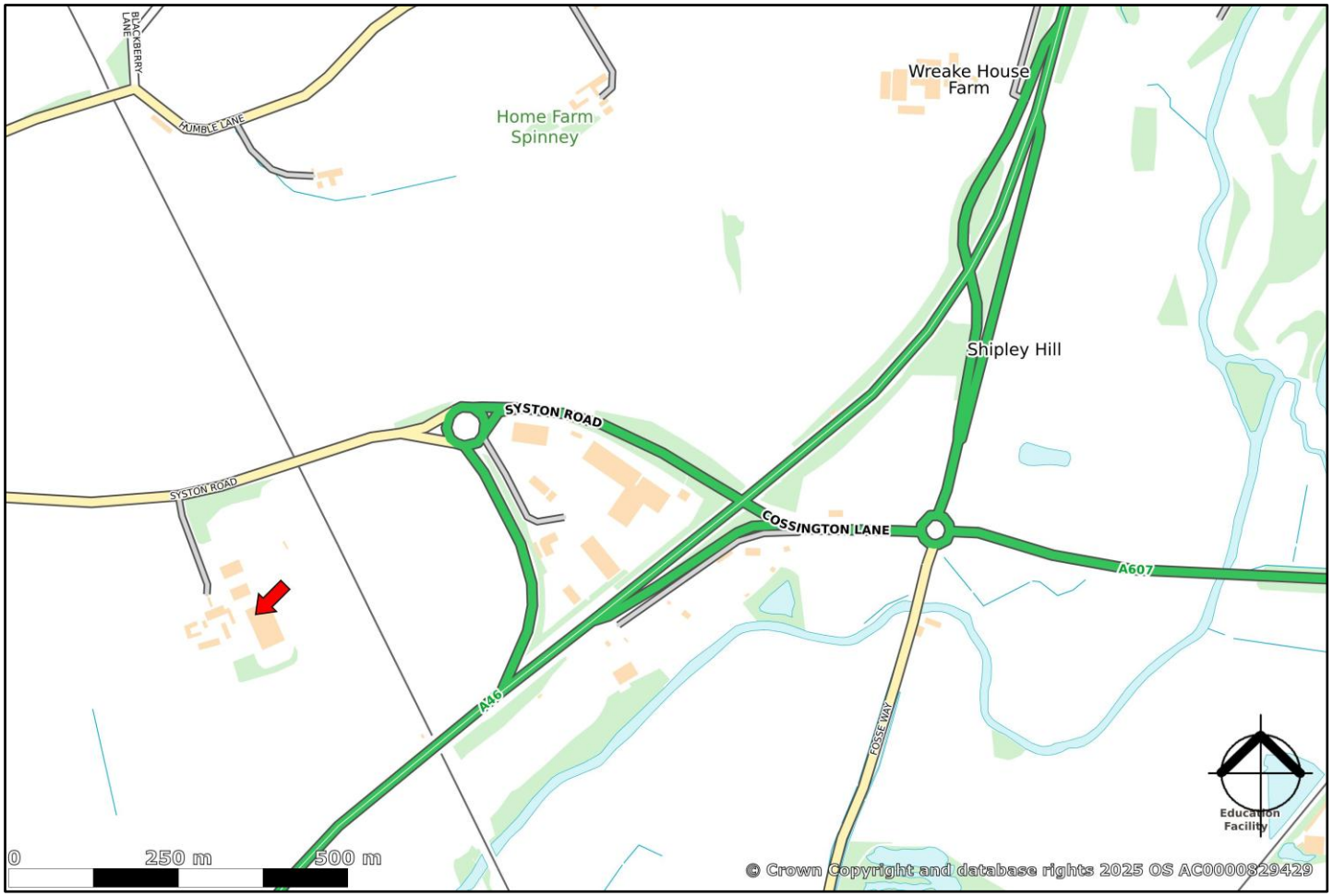

CONTACT:

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IMPORTANT INFORMATION
All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:
All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations