



Unit at Brook Furlong Farm, Costock Road, East Leake, Leics, LE12 6LY

DESCRIPTION

The property comprises a steel portal frame constructed unit with part insulated brick walls and fibre cement upper elevations, beneath a pitched roof.

Internally the property provides an open plan storage unit benefiting from concrete flooring and 3-phase electricity.

ACCOMMODATION

Warehouse / Storage Unit	155.52 sq m	(1,674 sq ft)
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TENURE

The unit is available on a new lease on terms to be agreed.

RENT

£8,000 (eight thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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BUSINESS RATES

Local Authority: Rushcliffe
Period: 2025/2026
Rateable Value: To be re-assessed

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property is exempt from requiring an EPC.

PLANNING

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987.

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



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LOCATION

Brook Furlong Farm is well-located in an attractive open countryside setting on the outskirts of the village of East Leake, within close proximity to the A60 Loughborough/Nottingham link road.

 **what3words:**  dream.bends.inform



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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