



Units 1 & 2 Sheepy Farm, Sheepy Magna, Atherstone, CV9 3QU

To Let: £57,000pa each / 983 sq m / 10,585 sq ft (each)

HOWKINS &
HARRISON

Units 1 & 2 Sheepy Farm Sheepy Magna, Atherstone, CV9 3QU

Features

- Units - 983 sq m / 10,585 sq ft each
- Parking
- Storage
- Outside storage available
- Modern industrial units

Description

The units were formally agricultural units, converted into modern industrial units.

The two units in total measure approximately 983 sq.m./10,585 sq.ft. each and the landlord is willing to split these internally into smaller units if required or they can be let as a whole. There is also the benefit of outside storage.

The units can be split internally to provide smaller units of either:

A: 421 sq m / 4,533 sq ft or

B: 558 sq m / 6,006 sq ft.

Whole unit: 983 sq m / 10,585 sq ft

There is also the benefit of further outside storage measuring 3,371 sq m / 40,160 sq ft, subject to additional rent.

Both units are available from April 2025.



Floor Plan

31.52m x 31.20m
(103'5" x 102'4")

A
13.50m x 31.20m
(44'3" x 102'4")

B
17.92m x 31.20m
(58'9" x 102'4")

Location

The property is located near Sheepy Magna village in West Leicestershire close to the Warwickshire border. It has good transport links being close to the A5 and the M42 junction 10. Access to the property is on the main road to the south of Sheepy Magna between the main village of Sheepy Magna and Ratcliffe Lane.

Tenure & Possession

The units are available on a new lease terms to be agreed.

Business Rates

The property is not yet rated for Business Rates. Should Business Rates become payable the tenant will be responsible from the initial date of occupation.



What3Words

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Service Charge

The current service charge is £300 per annum, per unit.

VAT

VAT is payable on the rent

Deposit

A rental deposit will be required and will be held by the landlord for the duration of the lease.

Utilities

The property benefit from mains electricity and water. 3 phase is available.

The tenant will be responsible for the payment of all services from the date of access.

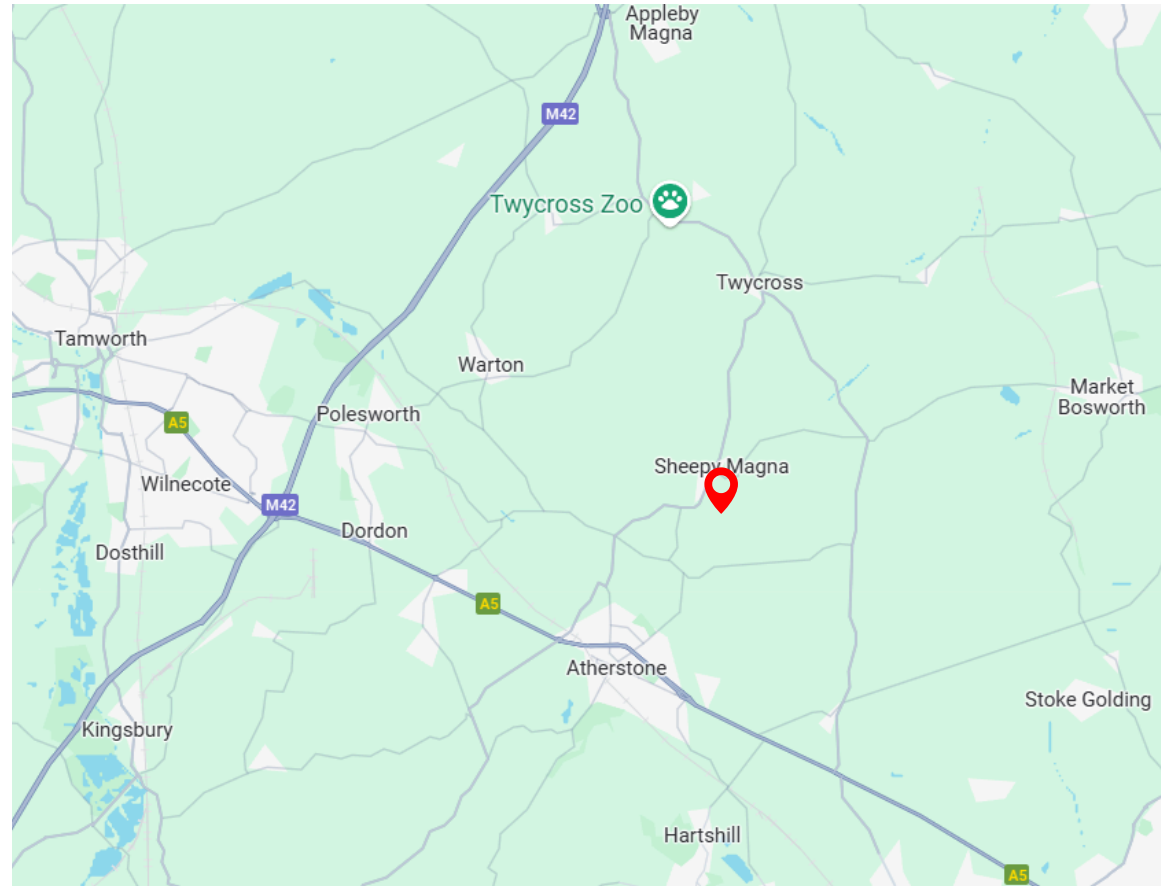
We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

Viewing

Strictly by prior appointment. Please contact Philippa Dewes at the Atherstone Branch on 01827 721380 or email: philippa.dewes@howkinsandharrison.co.uk

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposed only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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