



01509 233433

**Yard 1 Brook Furlong Farm
Costock Road
East Leake
LE12 6LY**

TO LET
From £21,000 pax

Potential to split into smaller yards



Storage Land / Yard Areas

1,176.93 sq m (12,668 sq ft)

Yard 1 Brook Furlong Farm, Costock Road, East Leake, Leics, LE12 6LY

DESCRIPTION

The land comprises a hard standing surface with secure fence and gates, suitable for a variety of open storage uses.

ACCOMMODATION

Yard 1 1,176.93 sq m (12,668 sq ft)

TENURE

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

RENT

£21,000 (twenty one thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: Rushcliffe
Period: From 1 April 2026
Rateable Value: To be re-assessed



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LEGAL COSTS

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

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.

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 named 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 companies and 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.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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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



CONTACT:

Alex Reid
alex.reid@matherjamie.co.uk
07976 443720



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

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