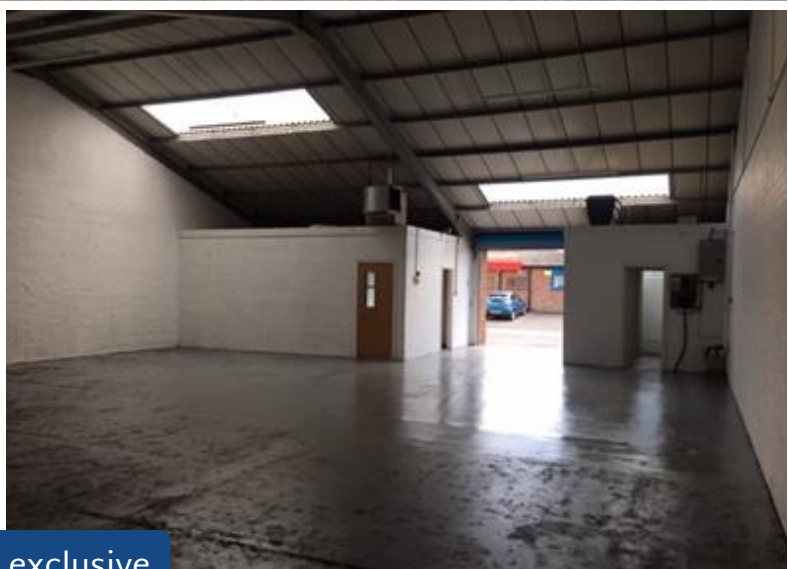


# INDUSTRIAL PREMISES TO LET

Midland House, Unit 3, Cross Street, Oadby, Leicestershire, LE2 4DD



2,291 Sq Ft (212.83 Sq M)

£18,500 per annum exclusive

- ▶ Newly refurbished industrial premises
- ▶ Forecourt loading and parking
- ▶ Roller shutter access
- ▶ New lease available

## LOCATION

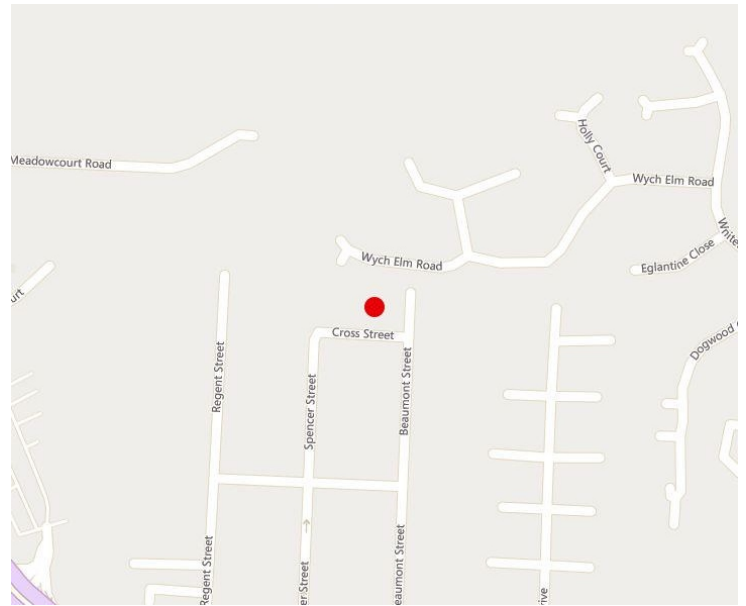
The property is located on Cross Street at the end of Spencer Street which leads directly to the A6 Leicester Road, providing access to Leicester City Centre (approx. 3 miles) and the outer ring road network. Access to the M1/M69 at Junction 21 is provided from the outer ring road.

## DESCRIPTION

The property comprises a mid terraced factory or warehouse that is constructed in brickwork around a steel portal frame. Externally, the property benefits from approximately 4 car parking spaces on the forecourt.

Internally the property has been recently refurbished and provides a clear span production space with concrete floor throughout. The property benefits from a reception area leading to 2 offices, separate male and female toilet facilities and kitchenette.

The property is heated by way of a gas fired space heater.



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Unit 3	2,291	212.83
<b>Total</b>	<b>2,291</b>	<b>212.83</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice.

## CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston District Council  
Rateable Value : To be confirmed

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## SERVICES

All main services are available on the property, including gas and 3 phase electrics.

## EPC

The property has an Energy Rating of D.  
The EPC will be valid until 12 June 2029.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

The property will be available from 1st August 2024.

## PLANNING

It is understood that the property currently has consent for light and general industrial uses conforming to Use Classes E and B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended). Other uses may also be considered, subject to Planning. Interested parties should make their own enquiries with the Local Authority.

## RENT

£18,500 per annum exclusive.

## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

wjs@appleicester.co.uk

0116 254 0382



**Reg Pollock**

rp@appleicester.co.uk

0116 254 0382

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.