

FOR SALE

WAREHOUSE PREMISES

Unit A
Interlink Way South
Bardon
LE67 1PG

11,837 sq.ft.

Plus mezzanine 10,949 sq.ft.

- Popular industrial location
- Convenient access to M1 motorway
- Rare freehold opportunity
- Approx. 25 car parking spaces

PRICE : £1,350,000

APB

PROPERTY CONSULTANTS
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Unit A Interlink Way South, Bardon, Leicestershire, LE67 1PG



Location

The property is situated on Interlink Way South, an established industrial and logistics location in Bardon at the heart of the golden triangle. The property is located just over 2 miles from Junction 22 of the M1 motorway via the A511.

Nearby occupiers include Amazon, Laura Ashley and Volvo.

Description

The property comprises an end of terrace, single storey industrial unit of steel portal frame construction under a pitched roof.

Internally the property comprises a reception area and a series of offices on the ground floor leading to an extensive warehouse/workshop space also accessed via a roller shutter loading door from the forecourt.

The property has been extensively fitted with a mezzanine flooring system, which provides further office accommodation, additional workshop space along with staff and kitchen facilities.

Externally the property benefits from a yard/car park to the left-hand side and front of the property and provides a total of approximately 25 spaces.

Accommodation

The property offers the following accommodation:

| | Sq.m. | Sq.ft. |
|----------------------|-----------------|---------------|
| Ground floor offices | 1,099.70 | 11,837 |
| Mezzanine | 1,017.22 | 10,949 |
| Total GIA | 2,166.92 | 22,786 |

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

Services

It is understood that all main services including electricity (3 phase), gas, water and mains drainage are connected. The property is heated by way of a gas fired central heating system, gas fired space heaters and a heating and cooling air conditioning system.

Town Planning

We understand that the property has consent for uses within Use Classes E(g), B2 and B8. We advise any interested parties to make their own enquiries with the relevant local authority.

Current Rating Assessment

Charging Authority: Hinckley & Bosworth

Rateable Value: £59,000

Price

£1,350,000.

We understand that VAT will be payable.

EPC

Energy Rating: **C-68**

Possession

Available immediately following completion of legal formalities.

Viewing

Viewing is available via APB – **0116 254 0383**

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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.

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