

WAREHOUSE PREMISES TO LET

Unit A, Westminster Industrial Estate, Measham, Swadlincote, Leicestershire, DE12 7DS

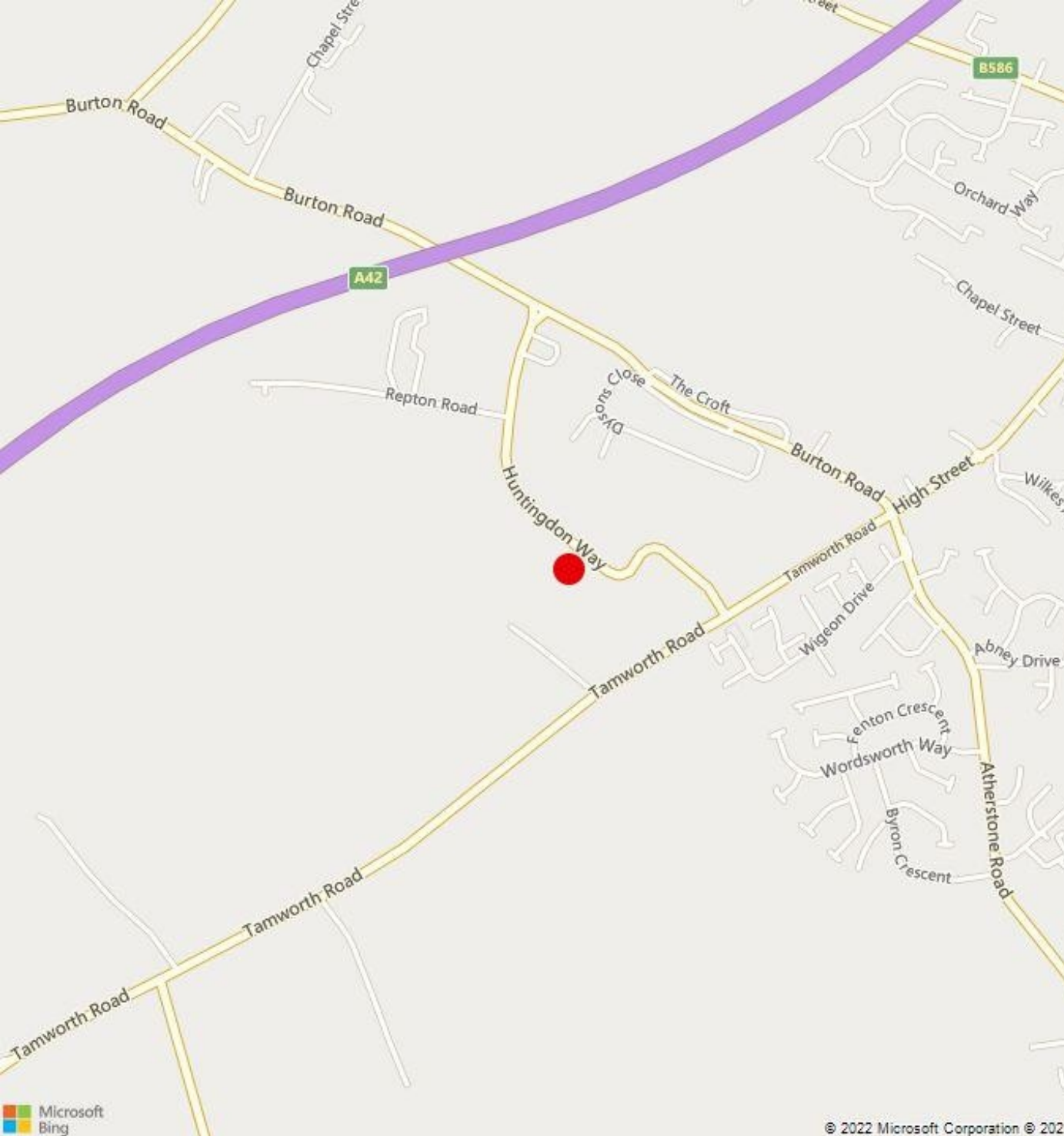


3,953 Sq Ft (367.23 Sq M)

£24,000 Per Annum Exclusive

- ▶ Fully Refurbished Modern Industrial Warehouse
- ▶ Ideally Suited for East & West Midlands
- ▶ 1 Mile to J11 of M42 Motorway
- ▶ Designated Parking for 5 vehicles





LOCATION

The unit occupies a prominent location on the Westminster Industrial Estate fronting Huntingdon Way. Measham is well situated to the A42/M42 being approximately 1 mile from Junction 12 of the A42/M42.

The central location is ideal for occupiers who need good motorway access and Measham is within a 30-mile radius of Birmingham, Leicester, Nottingham and Derby.

DESCRIPTION

A modern warehouse unit consisting of brick and steel elevation under a pitched roof. The property has been fully refurbished with the specification to include:

- * Steel portal frame construction
- * New roofs and roof lights
- * New loading doors and windows
- * Eaves height 5.2m
- * Office accommodation and toilets
- * Mezzanine floors providing additional first floor storage
- * Yard/parking area to the front

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	3,244	301.37
First Floor Office & Mezzanine	709	65.87
Total	3,953	367.23

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

CURRENT RATING ASSESSMENT

Charging Authority: North West Leicestershire 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

There is a three phase electrical supply to the property. Water and drainage are connected.

EPC

Energy Rating: D.

RENT

£24,000 Per Annum Exclusive

LEASE TERMS

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

VAT

VAT is payable on the rent.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

POSSESSION

Upon completion of legal formalities.

PLANNING

We understand that the property benefits from Class E - commercial, business & service (formally B1) of the Town & Country Planning Uses Order 1987.

JOINT AGENT

Harris Lamb Property Consultancy
0121 455 9455

VIEWING

Please get in touch to arrange a viewing.



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Will Shattock

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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.