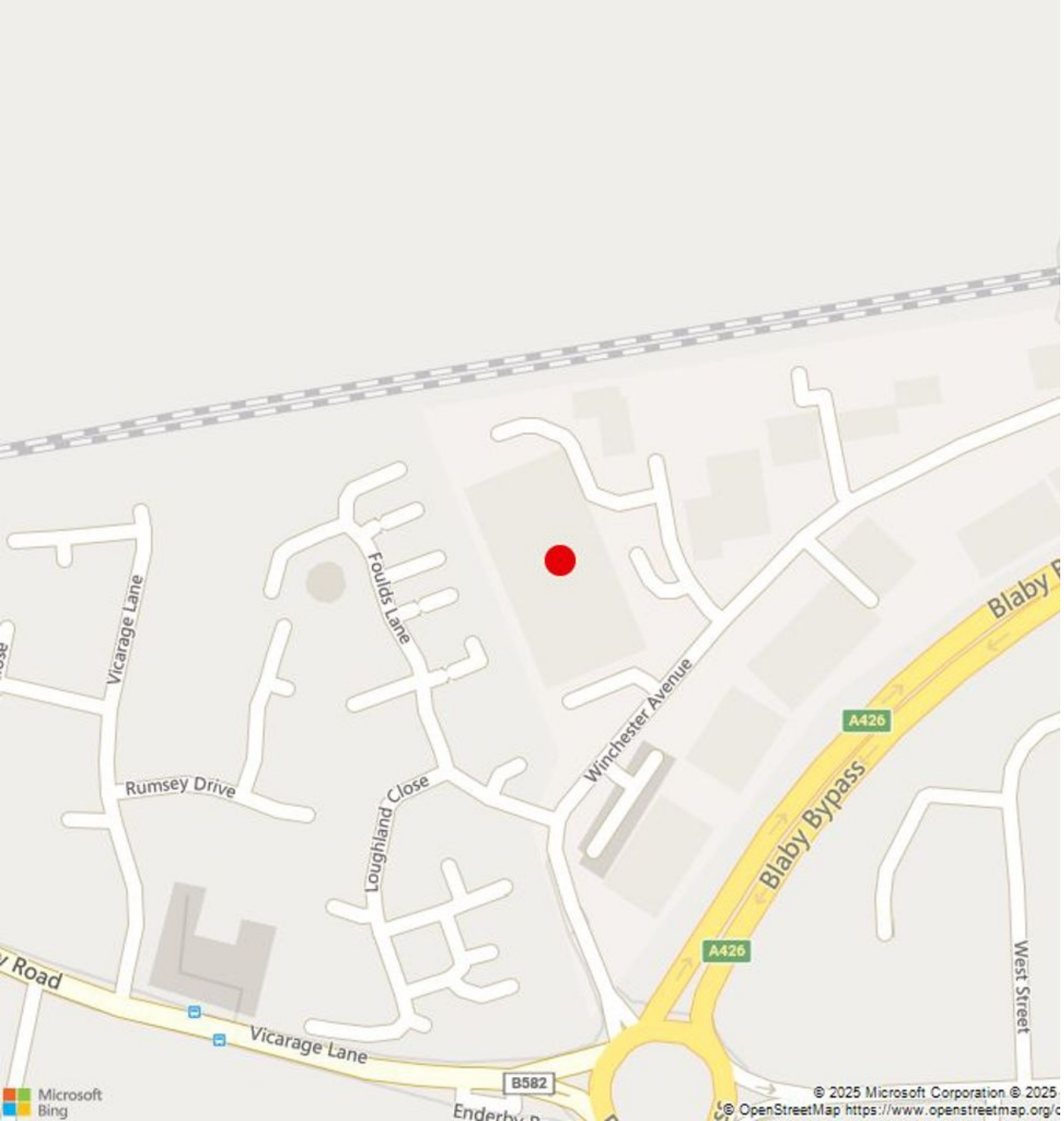


WAREHOUSE & DISTRIBUTION PREMISES TO LET

Unit H, Blaby Industrial Park, Winchester Avenue, Blaby, Leicester, LE8 4GZ





LOCATION

The property occupies a prominent position at the head of Winchester Avenue, which is a popular employment area in Blaby.

Winchester Avenue is adjacent to the Blaby Bypass (A462), located 2.5 miles southeast of J21 of the M1/M69 motorways and 5 miles south of Leicester City centre.

From a distribution perspective, Leicester is situated in the centre of the golden triangle with excellent motorway connectivity.

The unit is situated in an excellent area for the labor pool, being located within easy access to Enderby, Braunstone, Glen Parva, Whetstone, Narborough and near Lubbethorpe.

DESCRIPTION

The property provides the following:-

- * 2 storey office accommodation
- * 27 designated car spaces
- * 5 dock level access doors
- * 1 surface level roller shutter access
- * 6.8m to eaves
- * Good sized rear yard (0.58 acres)
- * Large 3 phase power supply
- * Part racked
- * Large mezzanine area
- * Site area of 3 acres approx
- * Fully fenced and secure

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground floor office/factory	52,195	4,848.92
First floor office accommodation	3,138	291.52
Total	55,333	5,140.44
Mezzanine	8,000	743.2

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

CURRENT RATING ASSESSMENT

Charging Authority: Blaby District Council
Rateable Value : £171,000

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

SERVICES

All mains services are connected to the property. There is a large 3 phase electricity supply to the property (KVA to be confirmed).

TENURE

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

RENT

£380,000 per annum exclusive.

VAT

It is understood that VAT is applicable on the rent.

EPC

The property has an Energy Rating of C.
The EPC will be valid until 03 April 2035.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding.

VIEWING

Please get in touch to arrange a viewing.



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.