

# DETACHED FACTORY/WAREHOUSE PREMISES TO LET

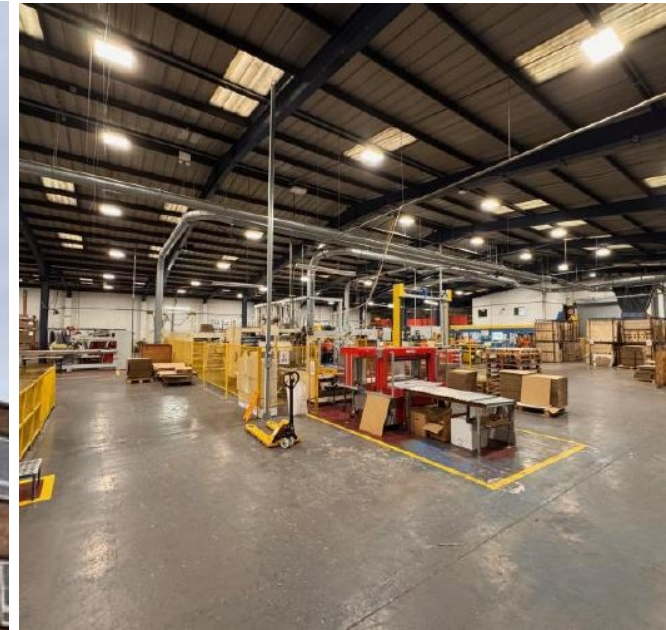
11 Uxbridge Road, Leicester, Leicestershire, LE4 7ST

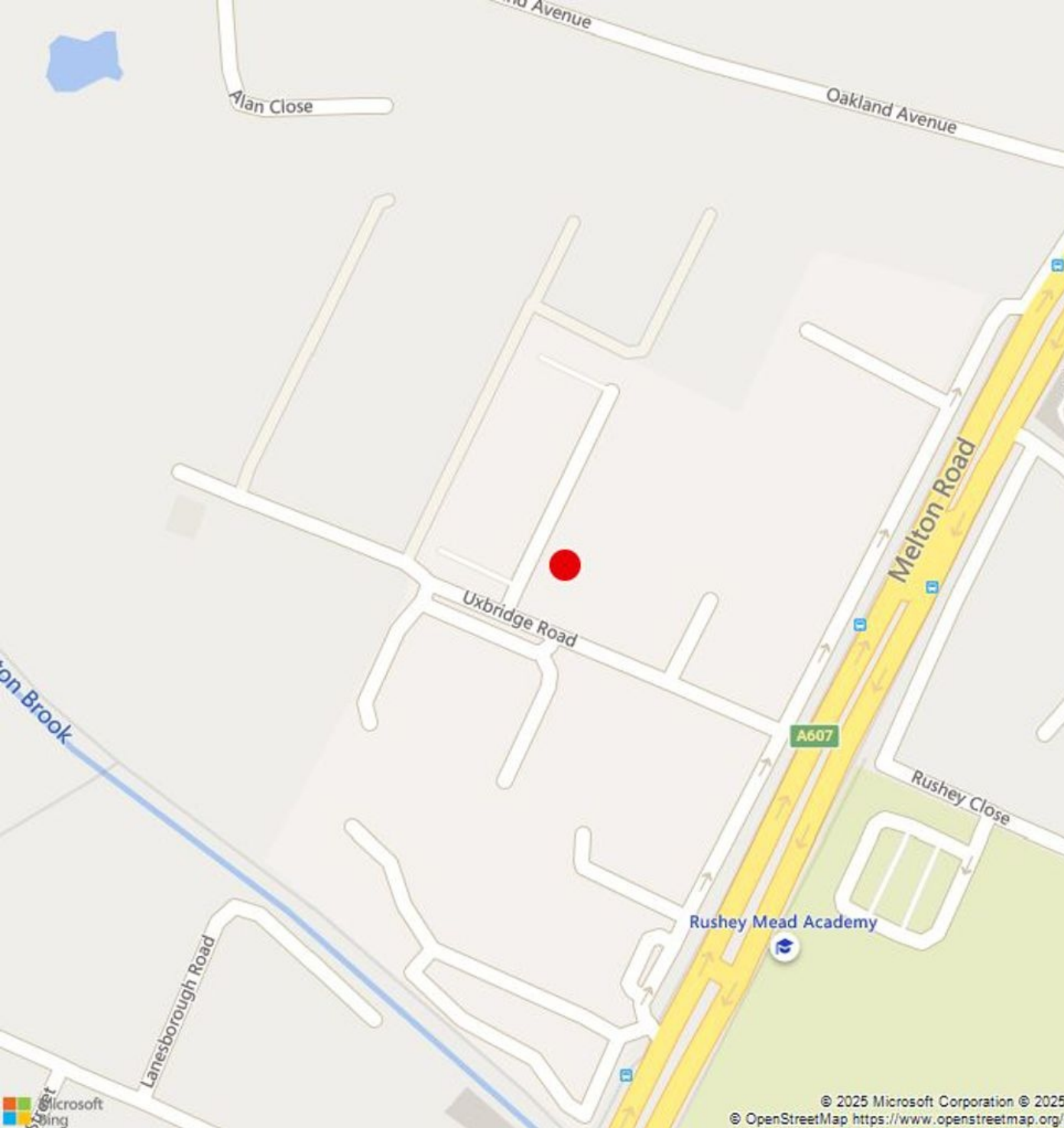


41,419 Sq Ft (3,847.83 Sq M)

£300,000 per annum exclusive

- ▶ Site Area 1.4 Acres
- ▶ Designated Parking
- ▶ Front and Rear Secure Yard and Roller Shutters
- ▶ 6 Metre Eaves





## LOCATION

The Subject property is located on Uxbridge Road which offers excellent access to Melton Road, being just off Leicester's outer ring road and the A46 western bypass, approximately 3.5 miles to the north. As shown on the plan.

Junction 21A of the M1 is approximately 7 miles to the west of the site and Junction 21 of the M1/M69 is approximately 7 miles south.

## DESCRIPTION

The property provides a detached, twin-bay factory/warehouse premises with three-storey offices, on a site area of approximately 1.4 acres.

The premises benefits from the following -

- ~ Front and Rear secure yard and roller shutters
- ~ Designated parking
- ~ Pitched profile clad roof incorporation 10% translucent light panels
- ~ 6 meter eaves
- ~ Solid concrete floor
- ~ 450 KVA Power supply
- ~ 3 storey office accommodation
- ~ combination of open plan and cellular office
- ~ W/C and Kitchen facilities
- ~ 2 story internal factory office and w/c provision

Working Hour Restrictions

Current hours of use:

06:00 - 22:00 Monday - Friday

07:30 - 22:00 Saturday and Sunday

No Working on Bank Holidays

Copy of planning available of request





## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	36,014	3,345.7
First Floor	3,461	321.53
Second Floor	1,944	180.6
<b>Total</b>	<b>41,419</b>	<b>3,847.83</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Period : 2025/2026

Rateable Value : £104,000

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

## SERVICES

An ad hoc service charge is currently charged for the maintenance of shared roads within the wider estate. More information can be obtained from the agent.

## EPC

The property has an Energy Performance Asset Rating of 114 within Band E. The EPC will be valid until 3 September 2034

## TENURE

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

## RENT

£300,000 per annum exclusive

## VAT

The position in respect of VAT is to be confirmed.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

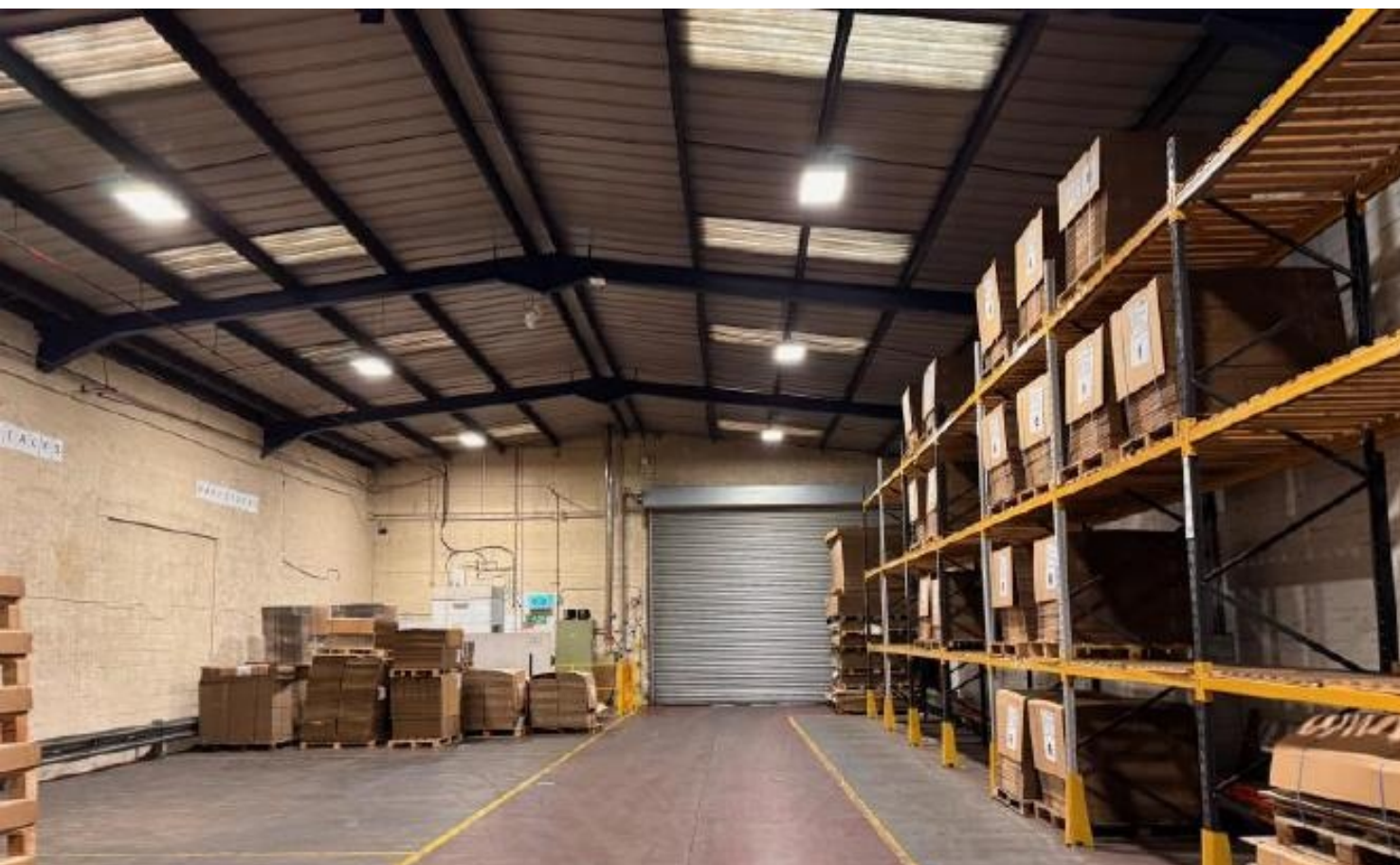
In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## PLANNING

We understand the premises have established use under Class B2 of the Town & Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.





## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

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**Mr Alex Reid**

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01509 233 433

### 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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