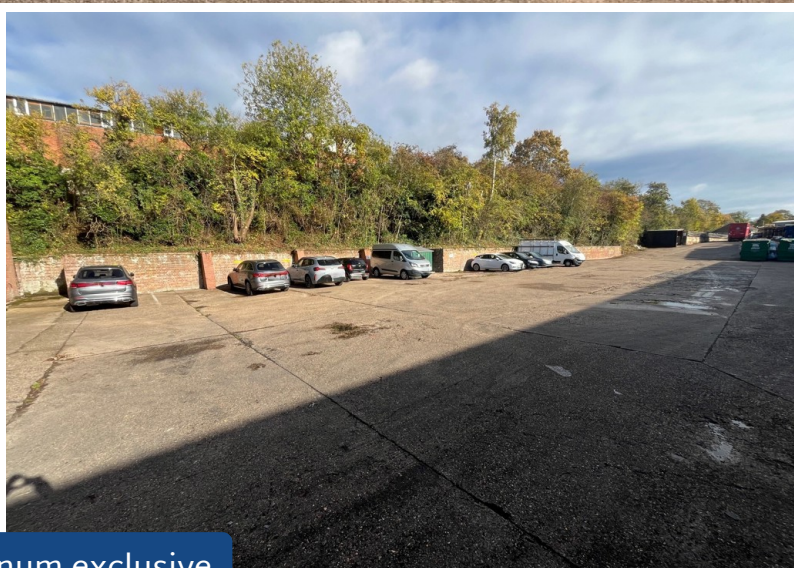


INDUSTRIAL / WAREHOUSE PREMISES TO LET

Unit E, Riverside Court, Wharf Way, Glen Parva, Leicester, LE2 9TF



22,300 Sq Ft (2,071.67 Sq M)

£100,000 per annum exclusive

- ▶ Well established industrial location.
- ▶ Excellent transport links.
- ▶ Good loading and car parking facilities.
- ▶ 3-phase power, electrically operated shutters, 5.64m eaves.

LOCATION

The premises are situated within Wharf Way Industrial Estate, off Leicester Road (A426) in Glen Parva, strategically positioned approximately 2.7 miles from Junction 21 of the M1/M69 and 4 miles south of Leicester city centre.

DESCRIPTION

The premises comprises a single storey warehouse premises with integral two storey offices. The unit is of steel frame construction with low level brick and blockwork up to insulated steel profile cladding. The roof is of similar cladding incorporating translucent roof lights.

Internally, the premises are laid out to provide clear and unencumbered warehouse accommodation together with a production area and two storey offices. The premises has an eaves height of approximately 5,64m and benefits from a solid concrete floor, LED lighting, 3-phase power and two electrically operated loading doors which lead to the front elevation and provide access into the substantial forecourt.

The offices provide a mix of cellular and open plan areas that benefit from suspended ceiling, carpet floor covering and LED lighting together with welfare facilities.

Externally, there is an extensive concrete forecourt providing excellent loading and parking for up to 12 vehicles. Additional car parking can be made available by separate negotiation.

CURRENT RATING ASSESSMENT

Charging Authority: Blaby District Council
Rateable Value : £51,500

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



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Total	22,300	2,071.67

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

SERVICES

Mains water and electricity (3-phase) are connected to the property. We are advised that there is a gas supply which would need to be reconnected.

EPC

The property has an Energy Performance Rating of D-79.
The EPC will be valid until 2nd April 2035.

POSSESSION

The property is available immediately upon completion of legal formalities.

PLANNING

We understand that the premises had authorised use under Use Class E, B2 and B8 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. We advise all parties to make their own enquiries with the Local Planning Authority.

RENT

£100,000 per annum exclusive

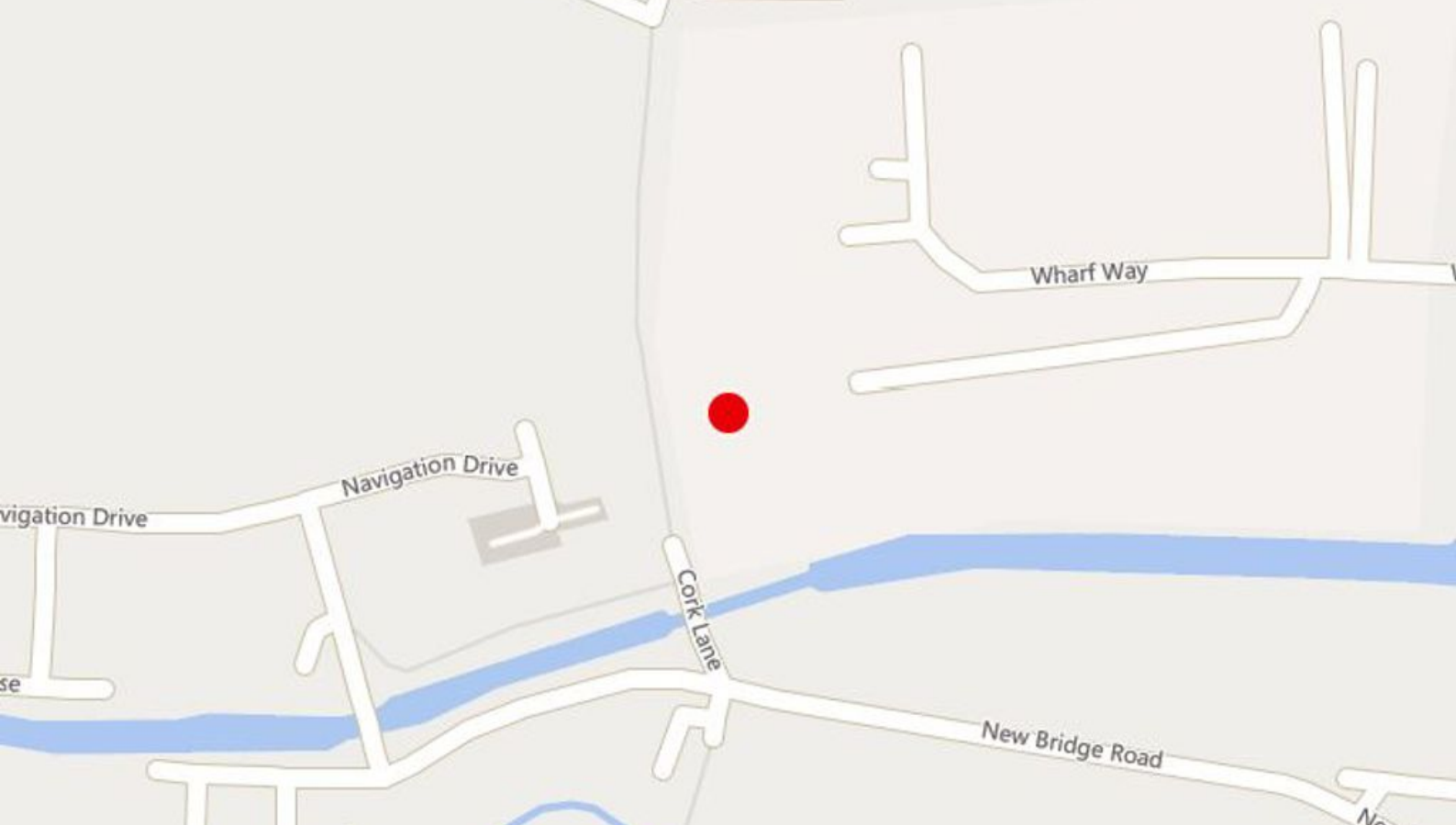
LEASE TERMS

The property is available to let on Full Repairing and Insuring lease terms for a period of years to be agreed, incorporating rent reviews at each third year.

VAT

It is understood that VAT is not chargeable in respect of rents.





ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations all prospective parties will be required to provide photo ID and proof of address.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.co.uk

0116 254 0382



George Shattock

gs@apbleicester.co.uk

0116 2540382

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.