

# INDUSTRIAL / WAREHOUSE UNIT FOR SALE

124, Ross Walk, Leicestershire, Leicester, LE4 5HA



16,966 Sq Ft (1,576.14 Sq M)

Price on Application

- ▶ Rare freehold opportunity.
- ▶ Possible sale and short-term leaseback opportunity.
- ▶ Overall site area of 0.949 acres.
- ▶ Strong labour pool.

## LOCATION

The Property is located at the northern end of Ross Walk, which is situated just off Melton Road and Loughborough Road approximately 1 mile from Leicester city centre. The Property is in an area of mixed residential and commercial development and offers excellent access to both the Inner (A594) and Outer (A563) Ring Roads. The location benefits from a strong labour pool.

## DESCRIPTION

The Property comprises a single storey industrial / warehouse building formed of two constituent parts. Situated at the front and along the left-hand elevation is a flat roofed office element, with a warehouse element to the rear formed of two bays under a double pitched, steel-clad roof system.

Internally, the office element comprises a series of well presented, interconnecting offices generally formed of lightweight partitioning, with a boardroom, kitchen, and w/c accommodation. The warehouse accommodation is of portal frame construction and generally of open plan format with solid concrete floors throughout and a minimum internal clearance of approximately 3.1m. The warehouse can be accessed via 2no. concertina loading doors and 2no. electric roller shutter doors from the rear loading yard.

Externally, there is a car park at the front and along the left-hand elevation providing parking for approximately 40 vehicles, along with a rear loading yard.

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £64,000

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
Ground	16,966	1,576.14
<b>Total</b>	<b>16,966</b>	<b>1,576.14</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice. The property has an overall site area of 0.949 Acres.

## SERVICES

Mains water; electricity (3-phase) and gas are connected to the property. The warehouse is heated by way of gas fired space heaters.

## EPC

The property has an Energy Performance Rating of D-85. The EPC will be valid until August 2029.

## PLANNING

We understand that the property falls under Use Classes B2 (general industrial) and B8 (warehouse). We advise all applicants to make their own enquiries with the local planning authority

## PROPOSAL

The property is available with vacant possession, alternatively consideration will be given to a sale and short-term leaseback with the current occupiers The T-Shirt Guy Limited remaining as tenant for a 3-year period at a rent of £87,000 - £100,000 per annum exclusive (to be negotiated).

## ANTI MONEY LAUNDERING

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

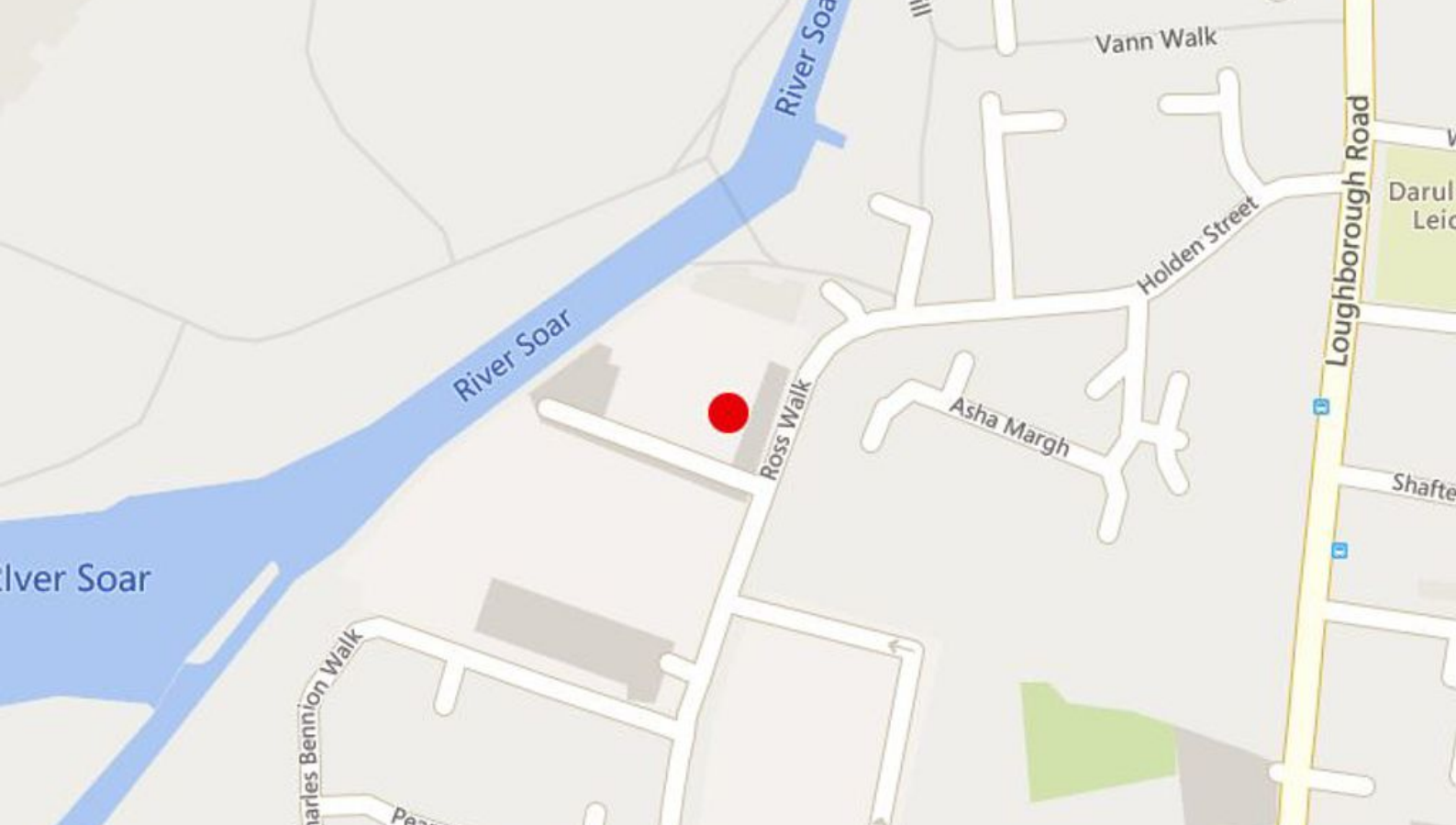
## PRICE

Price on Application

## VAT

It is understood that VAT is not payable in respect of the purchase price.





## VIEWING

Please get in touch to arrange a viewing.



**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.