

# WAREHOUSE/OFFICE PREMISES TO LET

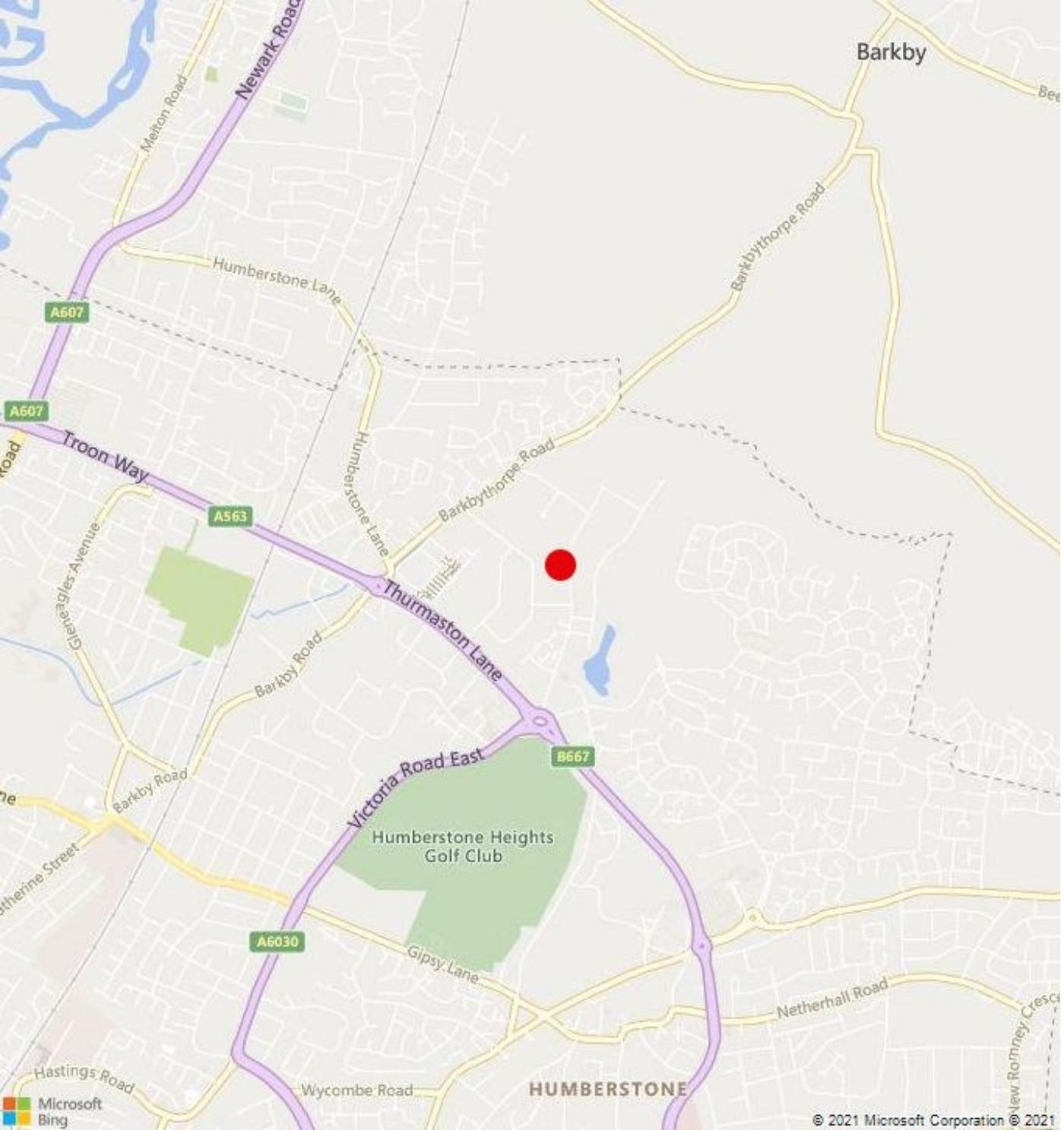
140 Waterside Road, Hamilton, Leicester, LE5 1TN



74,307 Sq Ft (6,903.12 Sq M)

Rent On Application

- ▶ Hybrid office/warehouse premises
- ▶ 115 car spaces
- ▶ Goods/service yard at either end of building
- ▶ Potential to split



### LOCATION

The property is located within the Troon commercial area, which is one of Leicester's largest and most well established industrial areas, being located approximately 3 miles north east of Leicester City Centre.

The property is situated just off Leicester's Outer Ring Road, which offers excellent access to the A46 towards Nottingham and the connection to the western bypass providing a direct link to the M1 at J21a.

The property occupies a prominent position fronting Waterside Road and with access off Tuxford Road.

### DESCRIPTION

The subject property consists of a modern warehouse/office facility. To the front of the building is a two storey office offering a combination of large open plan and cellular office accommodation.

To the rear of the building is a large open plan warehouse, benefiting from 4.5m to underside of eaves, 3 phase power, roller shutter access and warehouse office/welfare facilities.

The property benefits from 115 car parking spaces.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Office	15,771	1,465.13
First Floor Office	15,771	1,465.13
Warehouse	40,886	3,798.31
Canopy Area	745	69.21
<b>Total</b>	<b>74,307</b>	<b>6,903.12</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £253,895

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

## EPC

Energy Rating to be confirmed.

## TENURE

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

## RENT

Rent On Application

## VAT

We understand that VAT will be payable.

## POSSESSION

Upon completion of legal formalities.

## PLANNING

We understand that the property has an established use for Use Class E - commercial, business and service (formally B1) and B8 (storage & distribution).

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

rp@appleicester.co.uk

0116 254 0382



**Will Shattock**

wjs@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.