

INDUSTRIAL UNIT FOR SALE

1 Mandervell Road, Oadby, Leicester, Leicestershire, LE2 5LQ



5,291 Sq Ft (491.53 Sq M)

£550,000 for the Freehold

- ▶ Established popular industrial location
- ▶ Rare freehold opportunity
- ▶ 2 storey office accommodation
- ▶ Sliding shutter access

LOCATION

The property is situated on the Oadby Industrial Estate on the corner of Mandervell Road and Kenilworth Drive. The Industrial Estate is strategically located 3 miles south of Leicester City centre, with easy access to the A6. The town centre of Oadby and Wigston are in close proximities, where various retail amenities are available.

DESCRIPTION

The property comprises of a semi detached industrial unit with a 2 storey office element to the front.

The building is of traditional brick construction with a steel frame, under a flat roof. There are metal framed windows on all elevations providing a wealth of natural light within the main production space. There is a loading door fronting Mandervell Road.

Internally, the production area has a solid concrete floor throughout and head height of approximately 2.7m. The property benefits from all mains services and separate male and female toilets.

CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston Borough Council
Rateable Value : £19,000

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

ACCOMMODATION

Ground Floor	Sq.ft	Sq.m
Production and ancillary toilets	4,211	391.20
First Floor		
Offices	780	72.46
External Store		
Storage	300	27.87
TOTAL	5,291	491.53

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

PRICE

£550,000 for the Freehold.

VAT

VAT will be applicable on the sale.

EPC

The property has an Energy Rating of E.
The EPC will be valid until 12 January 2033.

LEGAL COSTS

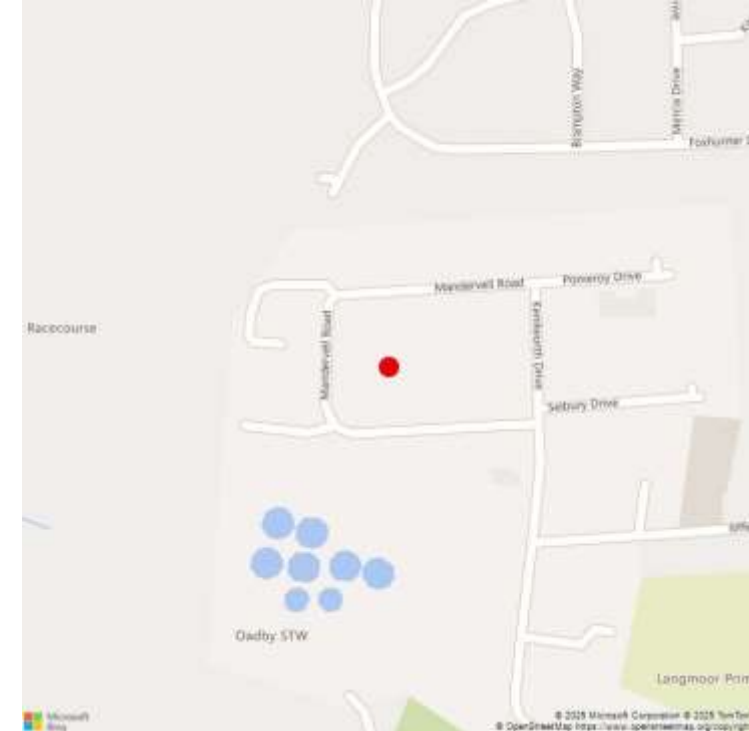
Each party are to be responsible for their own legal costs incurred in this transaction.

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 will be required from the successful purchaser.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
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0116 254 0382



Will Shattock
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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.