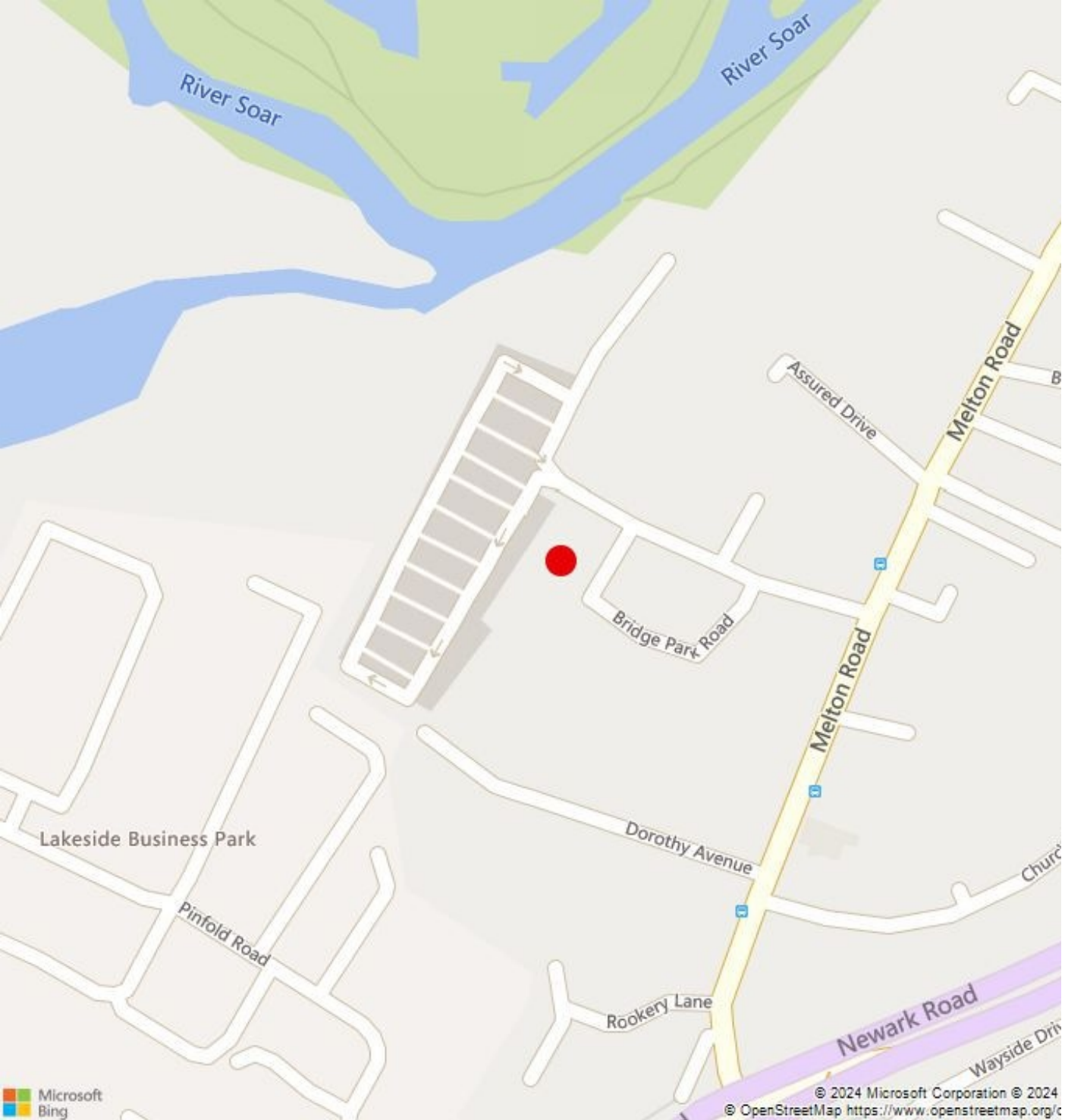


WAREHOUSE UNIT TO LET

Unit C18 Bridge Park Plaza, Bridge Park Road, Thurmaston, Leicester, LE4 8BL





LOCATION

The property is located at Bridge Business Park, Thurmaston, approximately 3 miles north of Leicester City centre, off the A607 (A46) Melton Road, an arterial route leading in the city centre.

The location provides easy access to the A46 Leicester Western Bypass, which links to J21 of the M1.

DESCRIPTION

The property comprises a mid terraced industrial unit of brick and steel portal frame construction with steel clad frontage.

Personnel access is provided to the front of the unit via double doors leading into the offices, with the main warehouse comprising open plan accommodation accessible thereafter.

Loading is provided to the rear of the warehouse via an electric roller shutter door with an equal width and height of 3.2m. Staff ancillary, including kitchen and WCs are provided to the left of the warehouse.

Eight car parking spaces are demised in total, three to the front and five to the rear.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Warehouse	2,978	276.66
Offices	1,076	99.96
Kitchen & WCs	90	8.36
Total	5,598	520.05
Mezzanine	1,454	135.08

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

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £21,750

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

RENT

£40,000 per annum exclusive.

VAT

It is understood that VAT does apply to this transaction.

LEASE TERMS

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

EPC

The property has an Energy Rating of B.
The EPC will be valid until 16 June 2034.

LEGAL COSTS

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

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@apbleicester.co.uk
0116 254 0382



Will Shattock

wjs@apbleicester.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.