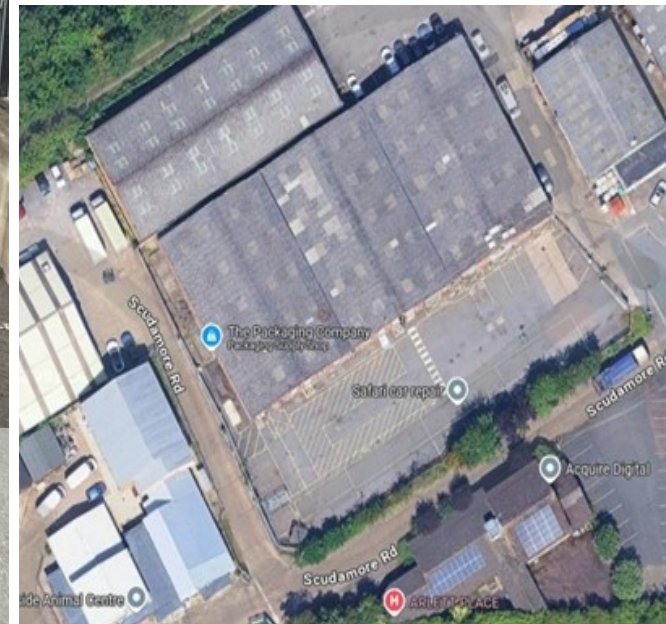


# INDUSTRIAL PREMISES TO LET

187 & 193 Scudamore Road, Leicester, Leicestershire, LE3 1UQ



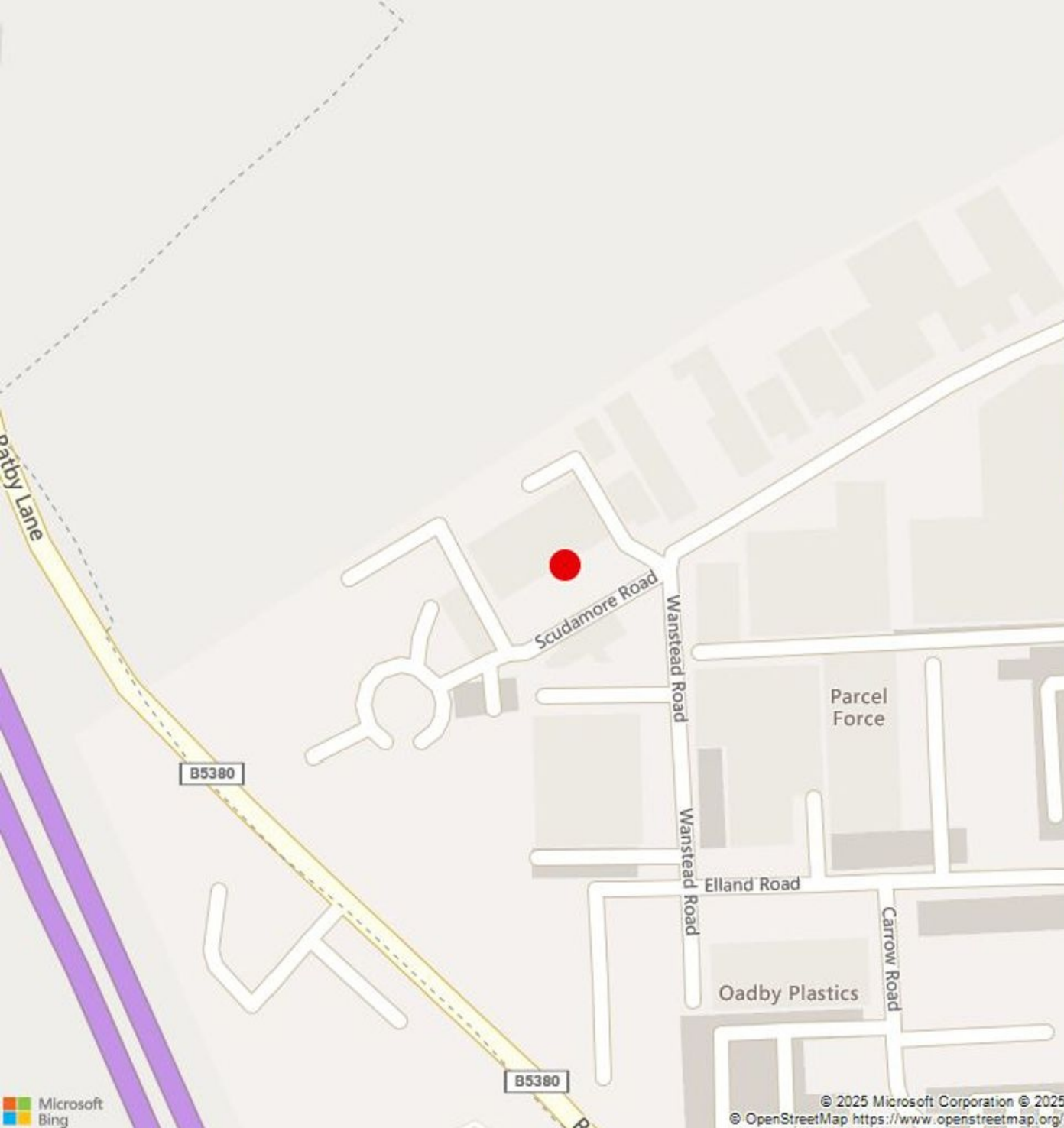
21,016 - 28,472 Sq Ft (1,952.39 - 2,645.05 Sq M)

£125,000 - £165,000 per annum exclusive

- ▶ Popular industrial location
- ▶ Multiple loading doors

- ▶ Good road links (A563/M1/M69)
- ▶ Fully refurbished





## LOCATION

The property is positioned at the junction of Scudamore Road/Wanstead Road, within the Braunstone Frith Industrial Estate, a popular and well established industrial location to the west of the Outer Ring Road (A563) and circa 3 miles west of Leicester City centre.

Bing situated circa 3.5 miles north of J21 of the M1/M69 motorway and 8 miles southeast of J22 of the M1, access to local and national road networks are good.

## DESCRIPTION

A secure detached multi bay industrial premises constructed around four steel portal framed structures with brick elevations and corrugated sheet over, incorporating translucent roof lights.

The units provide warehouse accommodation to an eaves height of 4.4m, increasing to 6.3m at the apex, benefitting from suspended LED lighting and solid floors.

A two storey block to Unit 190 is situated to the front elevation, incorporating offices, canteen and w.c. facilities. Unit 187 provides open plan warehousing to an eaves height of 4m, increasing to 5.9m at the apex.

A secure concrete surfaced loading yard is situated immediately off Scudamore Road, loading is via 5 level roller shutter doors. Additional loading is available at Unit 187 via a level roller shutter door, accessed via the rear.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Unit 187 - Warehouse	7,456	692.66
Unit 193 - Two storey offices	3,444	319.95
Unit 193 - Warehouse	17,572	1,632.44
<b>Total</b>	<b>28,472</b>	<b>2,645.05</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £105,000

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

## EPC

Unit 187 has an Energy Rating of C.  
The EPC will be valid until 07/05/2031.  
Unit 193 has an Energy Rating of D.  
The EPC will be valid until 07/05/2031.

## RENT

£165,000 per annum exclusive for the whole.

Consideration will be given to the letting of 193 only at a rent of £125,000 per annum exclusive.

## LEASE TERMS

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

## 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.

## 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.