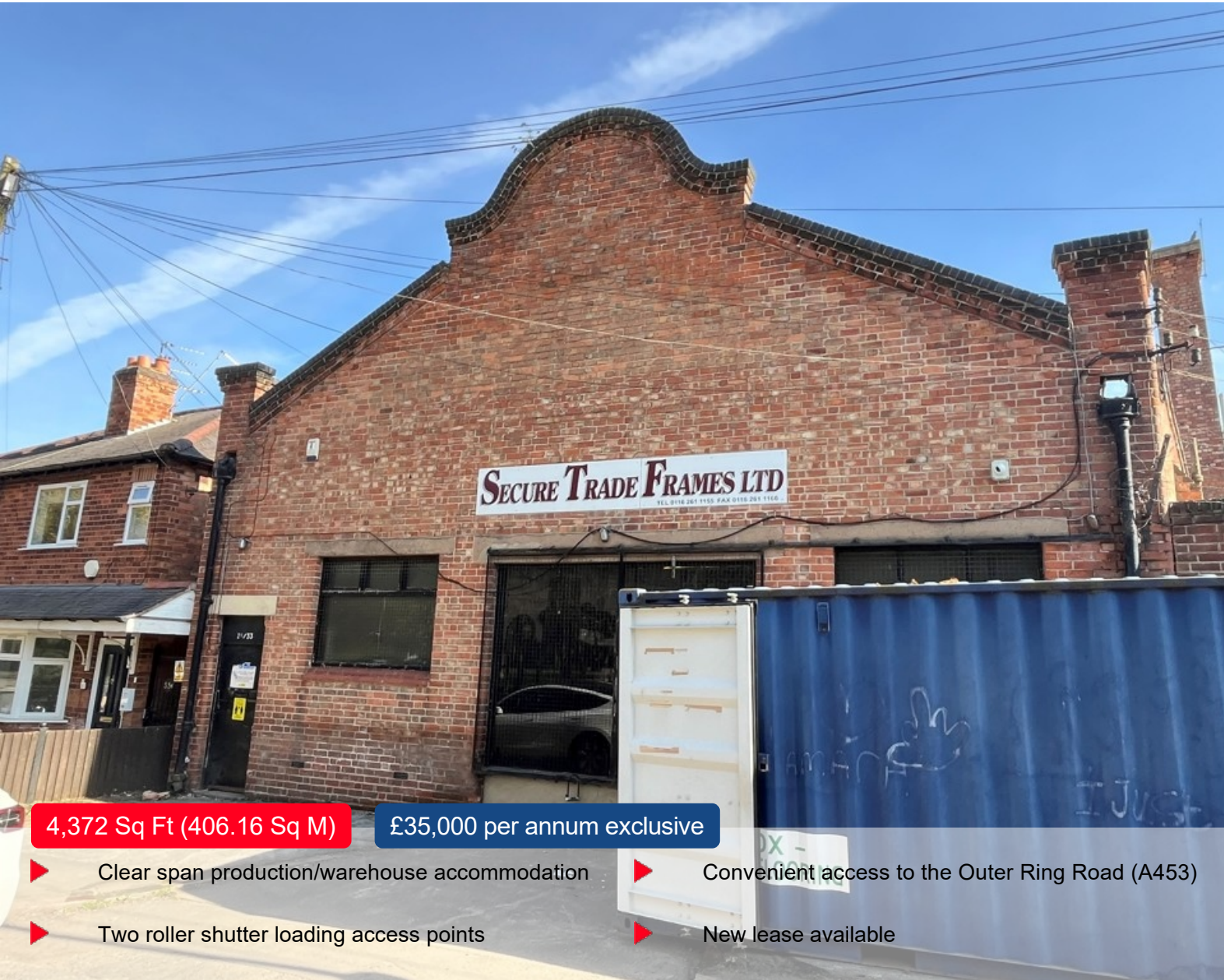


INDUSTRIAL/WAREHOUSE PREMISES TO LET

29-33 Thurcaston Road, Leicester, LE4 5PG

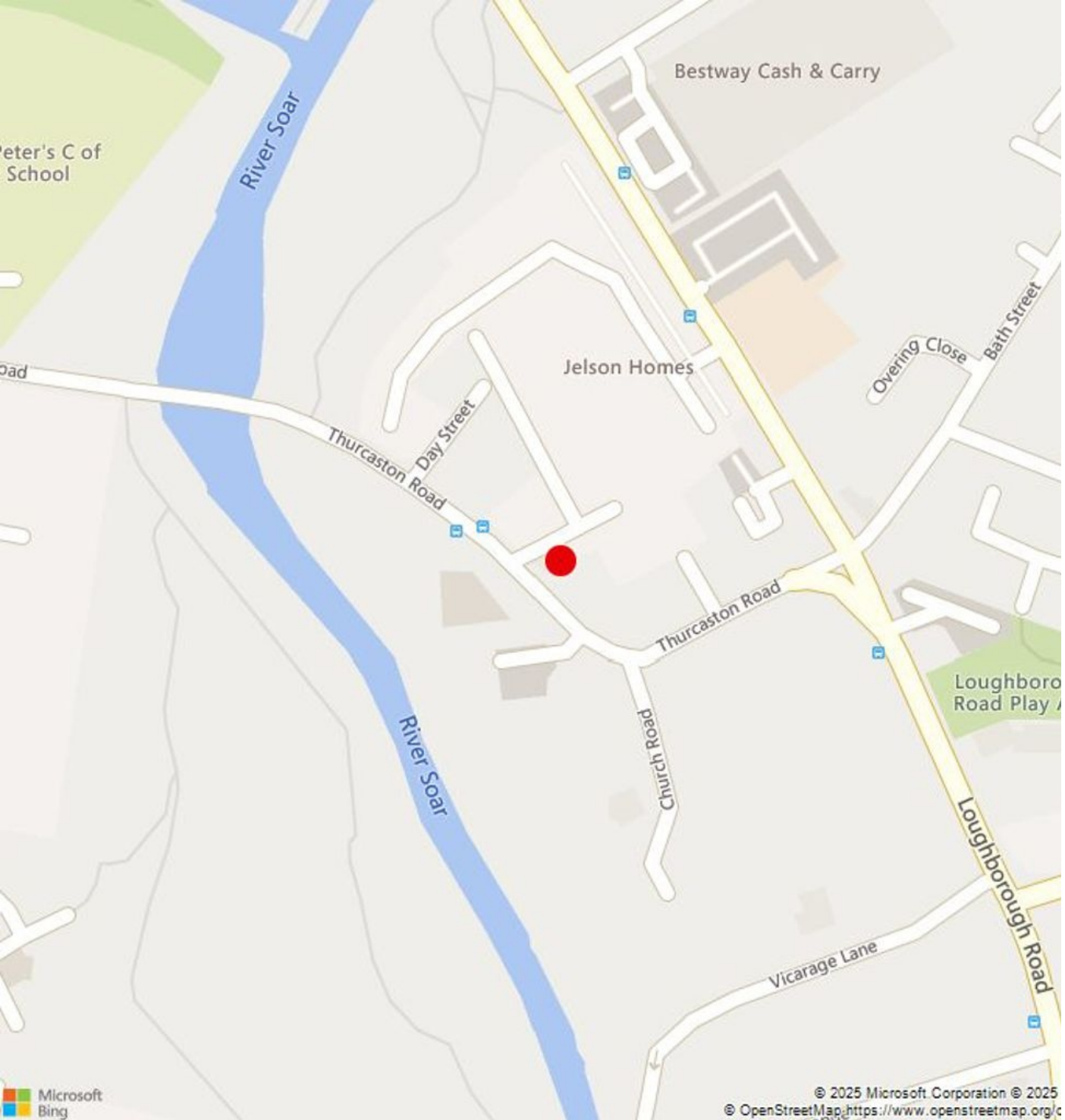


4,372 Sq Ft (406.16 Sq M)

£35,000 per annum exclusive

- ▶ Clear span production/warehouse accommodation
- ▶ Convenient access to the Outer Ring Road (A453)
- ▶ Two roller shutter loading access points
- ▶ New lease available





LOCATION

The property is situated on Thurcaston Road in the Belgrave area of Leicester approximately 2 miles north of the city centre. Thurcaston Road acts a link between Loughborough Road and the A6 with convenient access to the Outer Ring Road (A563) providing good connectivity to the motorway network.

DESCRIPTION

The property comprises a detached industrial building of solid brick construction part under a pitched timber roof and part being the ground floor of a two-storey element.

The single storey element of the property generally provides open plan warehouse accommodation with a minimum internal clearance height of 3.5m, whilst the ground floor element provides a loading bay with a floor to ceiling height of 3.8m and provide staff kitchen and w/c facilities. There are roller shutter loading door to each part of the property.

Externally, there is a small court yard, which is used for storage purposes and a 'lean to' which is used as an additional workshop area.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	4,372	406.16
Outbuildings	193	17.93
Lean To	357	33.17
Total	4,372	406.16

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £16,250

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

EPC

The property has an Energy Performance Rating of E-125.
The EPC is valid until 28th March 2032.

RENT

£35,000 per annum exclusive.

LEASE TERMS

The property is available by way of the new Full Repairing and Insuring lease for a term of years to be agreed.

VAT

We understand that VAT is not payable on rents.

LEGAL COSTS

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

SERVICES

The property benefits from all mains services, to include gas, electricity (3-phase), water and drainage.

POSSESSION

The property is available immediately following 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.



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.