

INDUSTRIAL PREMISES TO LET

191 - 193 Scudamore Road, Leicester, Leicestershire, LE3 1UQ



20,000 Sq Ft (1,858 Sq M)

£125,000 per annum exclusive

- ▶ Popular industrial location
- ▶ Good road links (A563/M1/M69)
- ▶ Multiple loading doors
- ▶ 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.

Being 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 of steel portal framed structure with brick elevation and corrugated roof structure.

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

Internally, there is a two storey office block, incorporating offices, canteen and w.c. facilities.

A secure concrete surfaced loading yard is situated off Scudamore Road, loading is via 5 level access roller shutter doors.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Two storey offices	2,428	225.56
Warehouse	17,572	1,632.44
Total	20,000	1,858

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value : To be confirmed

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

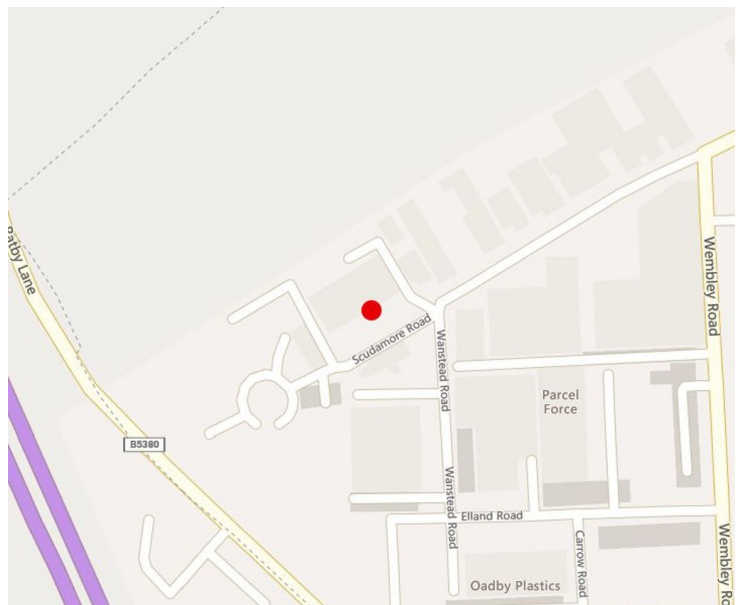
EPC

The property has an Energy Rating of D.

The EPC will be valid until 07/05/2031.

LEASE TERMS

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



RENT

£125,000 per annum exclusive.

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

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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.