

INDUSTRIAL PREMISES TO LET

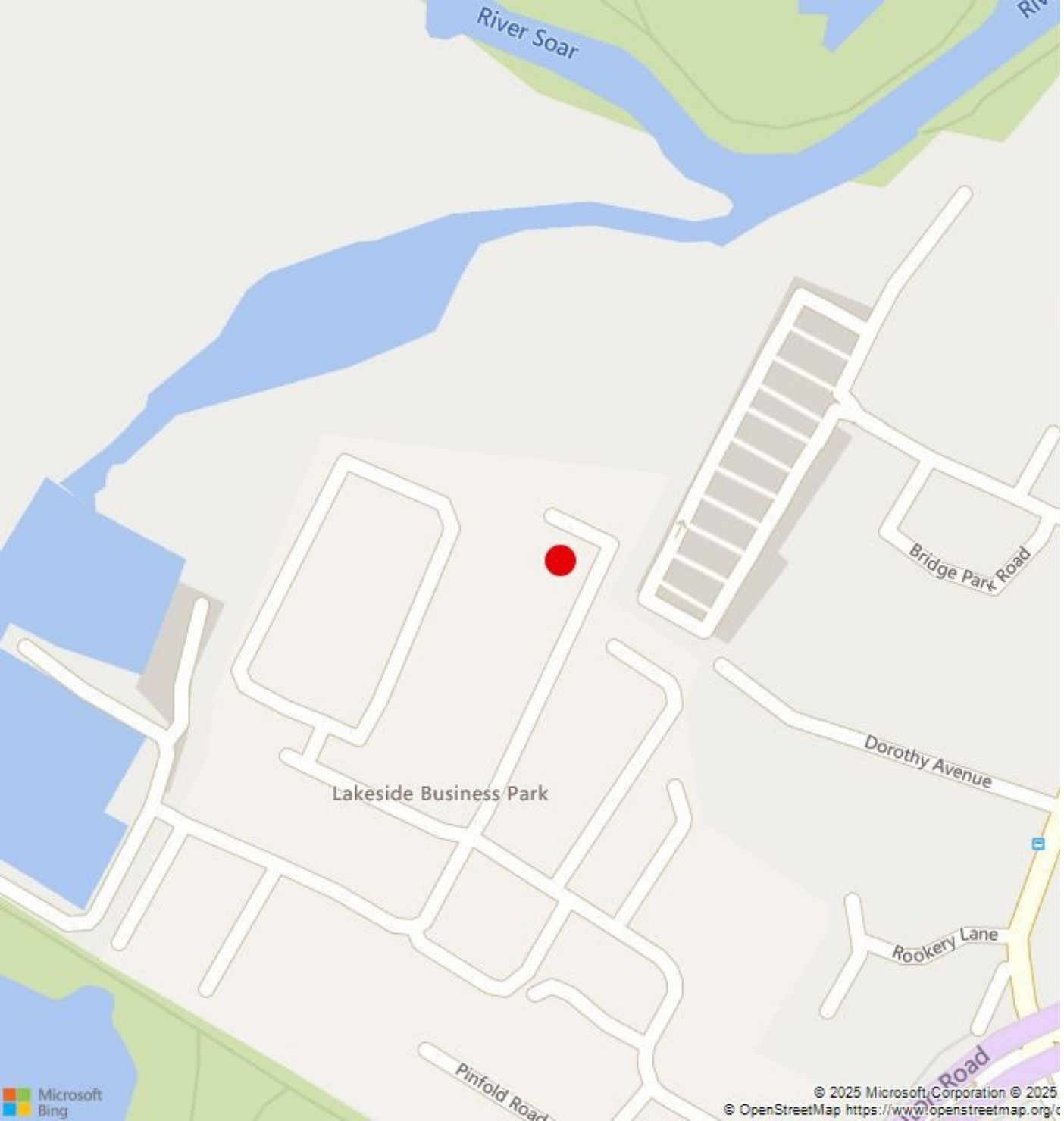
31-35 Pinfold Road, Thurmaston, Leicester, Leicestershire, LE4 8AS



10,948 Sq Ft (1,017.07 Sq M)

£85,000 per annum exclusive

- ▶ Popular industrial location
- ▶ Self contained offices and extensive mezzanine
- ▶ Extensive forecourt for loading & parking
- ▶ New lease



LOCATION

The property is situated within Pinfold Road Industrial Estate, Thurmaston, which is approximately 3 miles north of Leicester City centre off the A607 (A46 Melton Road), which is a main arterial road leading into the City centre.

The location provides easy access to A46 Leicester western bypass which links with J21 of M1 motorway.

DESCRIPTION

The property comprises an end of terrace industrial unit of steel portal frame construction with facing brick work and a pitched roof.

At the front of the property are three loading doors providing access to the main production/warehouse accommodation. There are also separate personnel entrance doors leading to the reception, offices and trade counter area. The production/warehouse has the benefit of a solid concrete floor and an eaves height of approximately 5.75m. A mezzanine has been fitted throughout a substantial part providing additional storage.

The offices are arranged over ground and first floor and provide a series of partitioned rooms with ancillary accommodation, including kitchen and wc's.

Externally, there is a large forecourt for parking and loading.

An additional external storage area may be available - details upon application.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Warehouse & offices	10,948	1,017.07
Mezzanine	5,835	542.07
Total	10,948	1,017.07

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

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £48,000

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 21 April 2035.

RENT

£85,000 per annum exclusive

LEASE TERMS

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

There is a service charge payable in relation to sitewide maintenance and security.

VAT

It is understood that VAT is payable on all rents.

LEGAL COSTS

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

PLANNING

The property is suitable for B2 (employment) and B8 (warehouse) uses.

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

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0116 254 0382



Reg Pollock

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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.