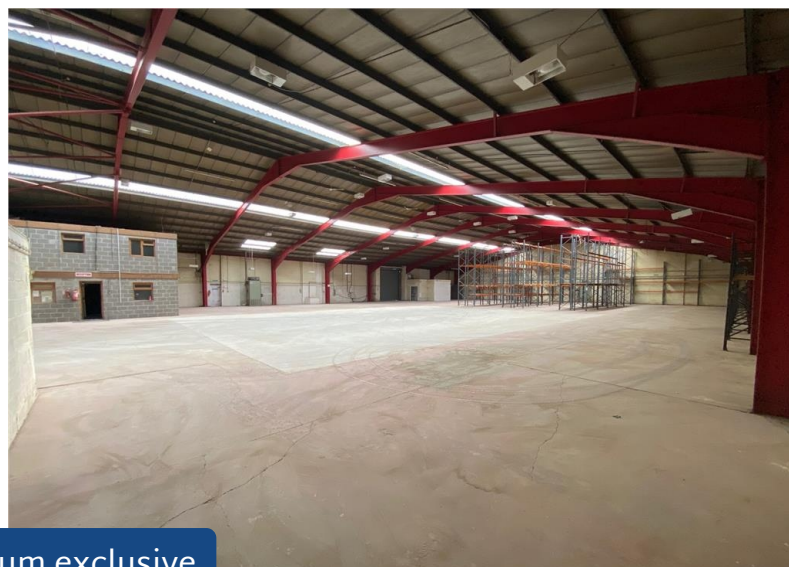


INDUSTRIAL WAREHOUSE TO LET

3, Earls Way, Thurmaston, Leicester, Leicestershire, LE4 8DL



18,890 Sq Ft (1,754.88 Sq M)

£90,000 per annum exclusive

- ▶ Established industrial location
- ▶ Good connectivity with the A46
- ▶ Clear span accommodation - 3.7m to eaves
- ▶ Large forecourt and parking

LOCATION

The Property is located off Earls Way, a popular industrial location in Thurmaston approximately 4 miles north of Leicester. The property is conveniently located with good connectivity to the outer ring road (A563) and the A46 western bypass providing access to the wider road network.

DESCRIPTION

The property comprises a detached warehouse facility of steel portal frame construction, with brick and block walls under a pitched roof.

There are multiple loading doors leading to a clear span warehouse facility with a solid concrete floor and a minimum eaves height of 3.7m.

The property benefits from internal office arranged over 2 floors, together with staff facilities including toilets and canteen.

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

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor		
Warehouse	17,061	1,584.97
Offices	914	84.91
First Floor		
Offices	914	84.91
Total	18,890	1,754.88

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

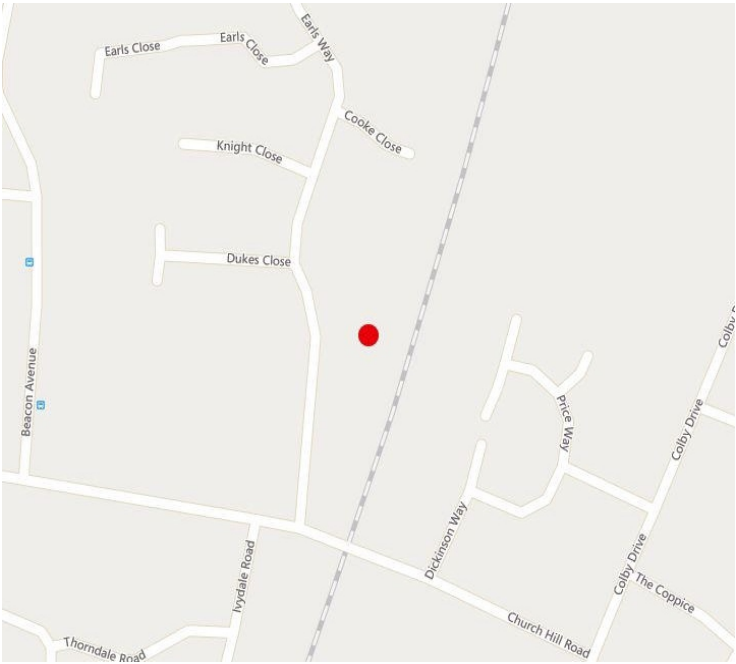
CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £55,000

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 E.
The EPC will be valid until 9th November 2030.



PLANNING

We understand that the property has an established planning for B8 - warehouse use.

RENT

£90,000 per annum exclusive

LEASE TERMS

The Property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. The Property is available upon completion of legal formalities from 8th May 2026, or earlier subject to agreement.

VAT

We understand that VAT will be payable.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock
wjs@appleicester.co.uk
0116 254 0382



Reg Pollock
rp@appleicester.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.