



TO LET
Modern Industrial Premises
405.92 m² (4,369 ft²)

Unit D1 Winchester Avenue
Blaby Industrial Park
Blaby
LE8 4GZ



LOCATION

The subject property fronts Winchester Avenue within Blaby to the south of Leicester City Centre with superb road communications to the general Leicester road network and Junction 21 of the M1 motorway is approximately 3 miles. The property's location is shown on the plan within these particulars.

DESCRIPTION

Semi-detached steel portal industrial premises benefitting from ground floor male and female WC with ancillary. First floor offices with male and female WC, kitchen, 4 private offices, general office benefitting from heat/cooling air conditioning in part, suspended ceilings with Category 2 lighting. The internal clearance to eaves is 4.6 meters, the property benefits from solid concrete flooring, manual roller shutter door and 3 phase power.

Externally there is parking for approximately 12/13 cars.

MATHER JAMIE

Chartered Surveyors

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.

ACCOMMODATION

Workshop/Office 315.8 m² (3,399 ft²)
Offices 90.12 m² (970 ft²)

Total Gross Internal Area 405.92 m² (4,369 ft²)

TENURE

The property is available on a new lease for a term to be agreed.

RENT

£28,500 (twenty eight thousand five hundred pounds)
per annum exclusive.

BUSINESS RATES

Local Authority: Blaby District Council

Period: 2018/2019

Rateable Value: £19,500

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will not be charged on the rent.

PLANNING

We understand the premises have authorized planning consent under Class B1/B2 of the Town and Country Planning (Use Classes) Order 1987.

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