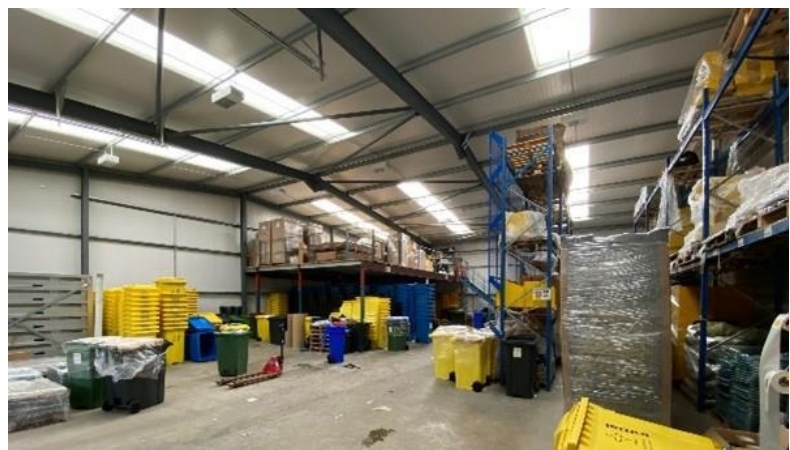


INDUSTRIAL / OFFICE PROPERTY TO LET

Whetstone Magna, Lutterworth Road, Whetstone, Leicester, LE8 6NB



25,491 Sq Ft (2,368.11 Sq M)

£140,000 per annum exclusive

- ▶ Industrial Unit with Offices.
- ▶ New Lease available.
- ▶ Excellent access to J20/J21 of M1 Motorway.
- ▶ Large Site Area 2 Acres approx.

LOCATION

The property is situated on the western side of Lutterworth Road (A426) approximately 8 miles south of Leicester City Centre.

The property is conveniently located for access to the M1 via Junctions 20 (Lutterworth) and 21 (Leicester).

DESCRIPTION

The property is a well presented commercial development including 3 detached offices fronting Lutterworth Road and a modern warehouse facility all set on landscaped grounds extending to just over 2 acres. There is a large car park and service yards.

The warehouse building was constructed in 2002 and is of conventional steel portal frame construction. There are 3 separate bays each with an electronically operated loading door.

There are a collection of offices which are positioned round a central courtyard. There are 2 single storey buildings together with a two storey building of solid brick construction under pitched slated roofs.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground & First Floor Offices (net)	4,231	393.06
Warehouse, Storage & Dispatch Office (gross)	21,260	1,975.05
Total	25,491	2,368.11

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

CURRENT RATING ASSESSMENT

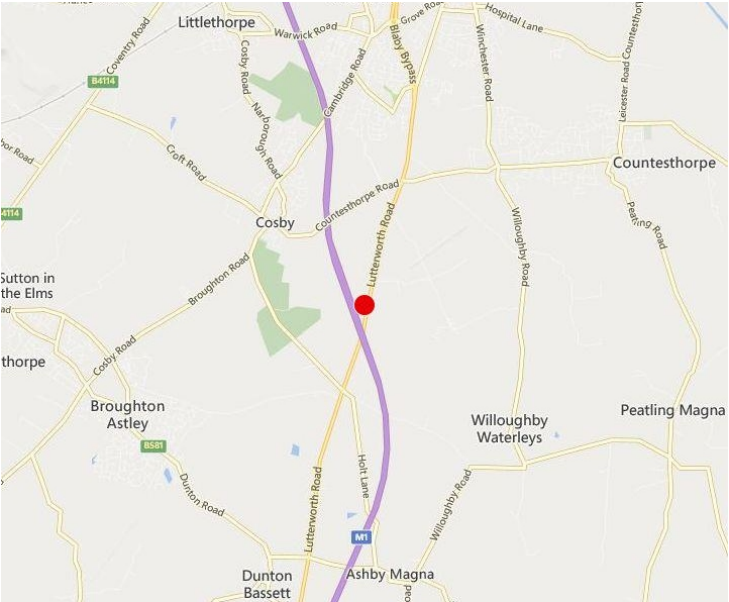
Charging Authority: Blaby District Council
Rateable Value : £80,000

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

SERVICES

It is understood that mains services include electricity (3 phase), water and drainage are connected to the property. There is no gas supply.

The office accommodation is fitted with electric storage heaters throughout, together with supplementary air-conditioning units in parts.



EPC

The Main office has an Energy Rating of E and will be valid until 23 September 2028.
Unit 1 has an Energy Rating of E and will be valid until 23 September 2028.
Unit 3 has an Energy Rating of D and will be valid until 5 June 2027.
The Warehouse has an Energy Rating of C and will be valid until 5 June 2027.

RENT

£140,000 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.

LEGAL COSTS

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

VIEWING

Please get in touch to arrange a viewing.



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.