



Unit 4, Waterloo Lodge Farm Hungerton, Leicestershire, LE7 9JB

Industrial Storage Unit To Let

£40,000 per annum Approx. 12,500 Sq. Ft

**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Unit 4
Waterloo Lodge Farm
Hungerton
Leicestershire
LE7 9JB

A stand-alone industrial storage unit of steel portal frame construction, extending to approximately 12,500 Sq. Ft (1,161 sqm).

Located at Waterloo Lodge Farm, approximately 4 miles from the A47 and 6 miles from Leicester Ring Road (to the west). Rural setting with excellent vehicular access.





Property Overview

A stand-alone industrial storage unit of steel portal frame construction, extending to approximately 12,500 Sq. Ft (1,161 sqm). The unit features:

- Concrete flooring
- Fibre cement roof with opaque skylights
- Internal floodlighting
- Two electric roller shutter doors with an open working height of 4m
- Eaves height of 3.5m
- Side cladding upgraded in 2017

Accommodation

Industrial Storage 12,172 Sq. Ft
Office and Kitchenette: 305 Sq. Ft
Total: 12,477 Sq. Ft

External Features

- Generous concrete loading yard
- Private access drive from Baggrave Hall Road

Location

Located at Waterloo Lodge Farm, approximately:

- 4 miles from the A47
- 6 miles from Leicester Ring Road (to the west)

Rural setting with excellent vehicular access.

- Secure and accessible location within a working farm



GENERAL INFORMATION

Viewings strictly by appointment only contact our Commercial Team on Tel: 01664 560 181 (Option 5)

TERMS: Available on a new lease; terms to be agreed

VAT: VAT is payable on rent

SERVICES: Mains water and electricity; High-speed broadband available (specialist provider)

RATEABLE VALUE: Not currently assessed

LOCAL AUTHORITY: Market Harborough District Council

EPC: Rating Exempt

- Steel Portal Frame Unit approx 12,500 Sq. Ft
- Concrete flooring
- Fibre cement roof with opaque skylights
- Two electric roller shutter doors - open working height 4m
- Eaves approx. 3.5m
- Industrail Storage 12,172 Sq. Ft
- Office and Kitchen 305.21 Sq. Ft
- WC and Kitchenette

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