

TO LET

Industrial/Warehouse Premises

3 Oakland Road
Leicester
LE2 6AN

517.07 sq.m (5,565 sq.ft)

- Modern industrial/warehouse unit
- Two road frontages
- Popular trading location
- Forecourt parking and loading
- 5.33 to eaves

Rent: £32,000 PA

APB

PROPERTY CONSULTANTS
www.apbleicester.co.uk



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Location

Oakland Road is located approximately 2 miles south of Leicester City Centre, in the Knighton Fields and Clarendon Park District. Welford Road is a busy thoroughfare filtering traffic to and from the City Centre. Easy access is available to the inner relief road and the motorway network via the A563 Asquith Way, leading to the M1/M69 intersection at Narborough Road South.

Description

The property comprises a detached factory/warehouse of steel portal frame construction with 2 storey open plan offices and rollers shutter facing Ashford Road. Parking is available at the front and rear.

The layout comprises open plan ground and first floor offices with toilets and kitchen facilities serving both floors. The rear factory/warehouse space comprises a clear span production space with solid concrete floor throughout which also benefits from toilet and kitchen facilities.

The Oakland Road forecourt includes 6 car parking spaces and the Ashford Road frontage 7 car parking spaces, bin store and a cycle stand.

Rating Assessment

Charging Authority: City of Leicester
Rateable Value: £28,000

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Ground Floor	417.36	4,492
First Floor	99.71	1,073
Total GIA:	517.06	5,565

Town Planning

The existing permitted use is B2 (general industrial), therefore B1 (light industrial) will also be permitted. We understand that B8 (storage and distribution) may also be suitable (subject to planning).

Permitted working hours are 7:00am – 8:00pm Monday to Fridays, and 8:00am to 6:00pm on Saturdays.

Services

All mains services are connected to the property including single and three phase electrics, gas, water and drainage.

Heating within the offices is by way of a conventional gas fired radiator system and. The factory/warehouse will be fitted with a gas fired industrial space heater.

Rent

£32,000 per annum exclusive.

VAT

VAT is payable on all rents.

Possession

The property is available from 7th June 2019 and upon completion of legal formalities.

Lease Terms

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

EPC

Energy Rating **C**.

Viewing

Strictly by appointment through agents APB:

Reg Pollock
rp@apbleicester.co.uk

Will Shattock
wjs@apbleicester.co.uk

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.

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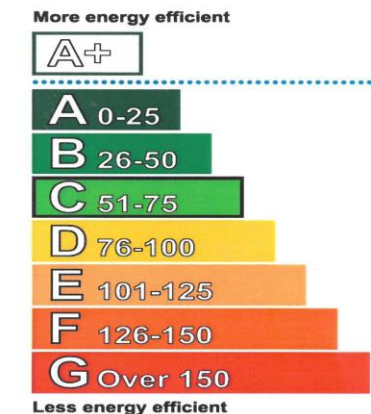


Energy Performance Certificate Non-Domestic Building

**3 Oakland Road
LEICESTER
LE2 6AN** **Certificate Reference Number:
0990-0831-8999-6793-3002**

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



63 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	534
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	68.28
Primary energy use (kWh/m ² per year):	398.59

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

103 If typical of the existing stock

