



TO LET

Modern Detached Industrial Unit with Large Secure Yard

1 Foxholes Road + Leicester + LE3 1TH



9,282 Sq Ft
(862.3 Sq M)



Prominent corner position to Hinckley Road



Two electric loading doors



Eaves height 3.3m – 4m Apex



Three-phase electrics

£67,500 Per Annum



Large self-contained yard



Available immediately





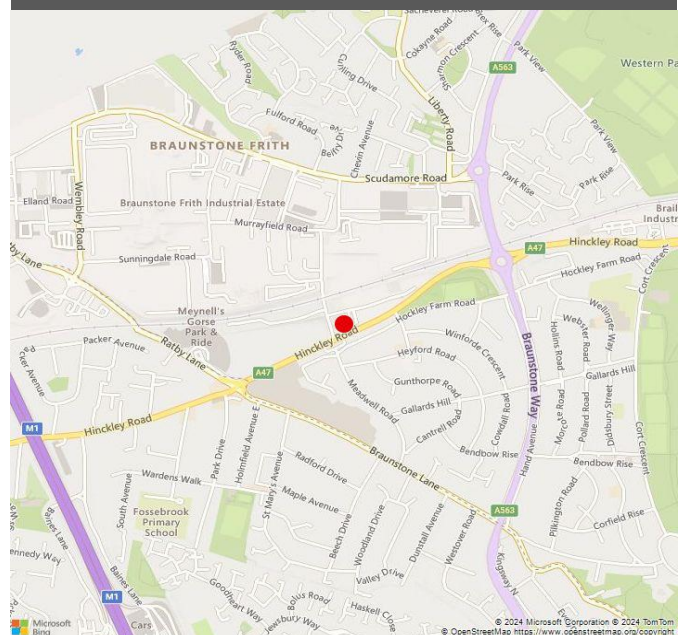
LOCATION

The premises occupies a corner position on Foxholes Road at its junction with Golf Course Lane, with frontage to the A47 (Hinckley Road).

Foxholes Road forms part of the established Braunstone Frith Industrial Estate, with good access to arterial road links via the adjacent A47 (Hinckley Road) which provides easy entrance to the A563 Outer Ring Road and to Junction 21 of the M1/M69 thereafter. Junction 21a M1 and the A46 are also within close proximity.

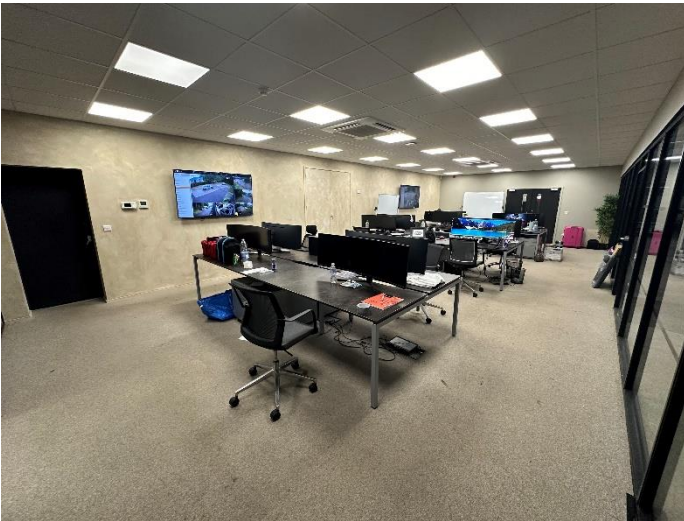
Leicester city centre is circa three miles east, with more immediate amenities provided within Leicester Forest East circa 0.5 miles to the West.

The Property



SAT NAV: LE3 1TH





DESCRIPTION

A modern, detached, single-storey industrial unit with adjoining two-storey offices to the rear, located on a secure corner site of approximately 0.7 acres, accessed via metal gates off Foxholes Road via its junction with Golf Course Lane, just off the A47 Hinckley Road.

The unit is constructed around a steel portal frame with an eaves height of circa 3.3m rising to 4m to the apex. Two electric loading doors with clearance heights of 3m provide loading access into open-plan warehouse space, with non-structural glazed partitioning providing modern office accommodation and a meeting room (removable to create further warehouse space if required).

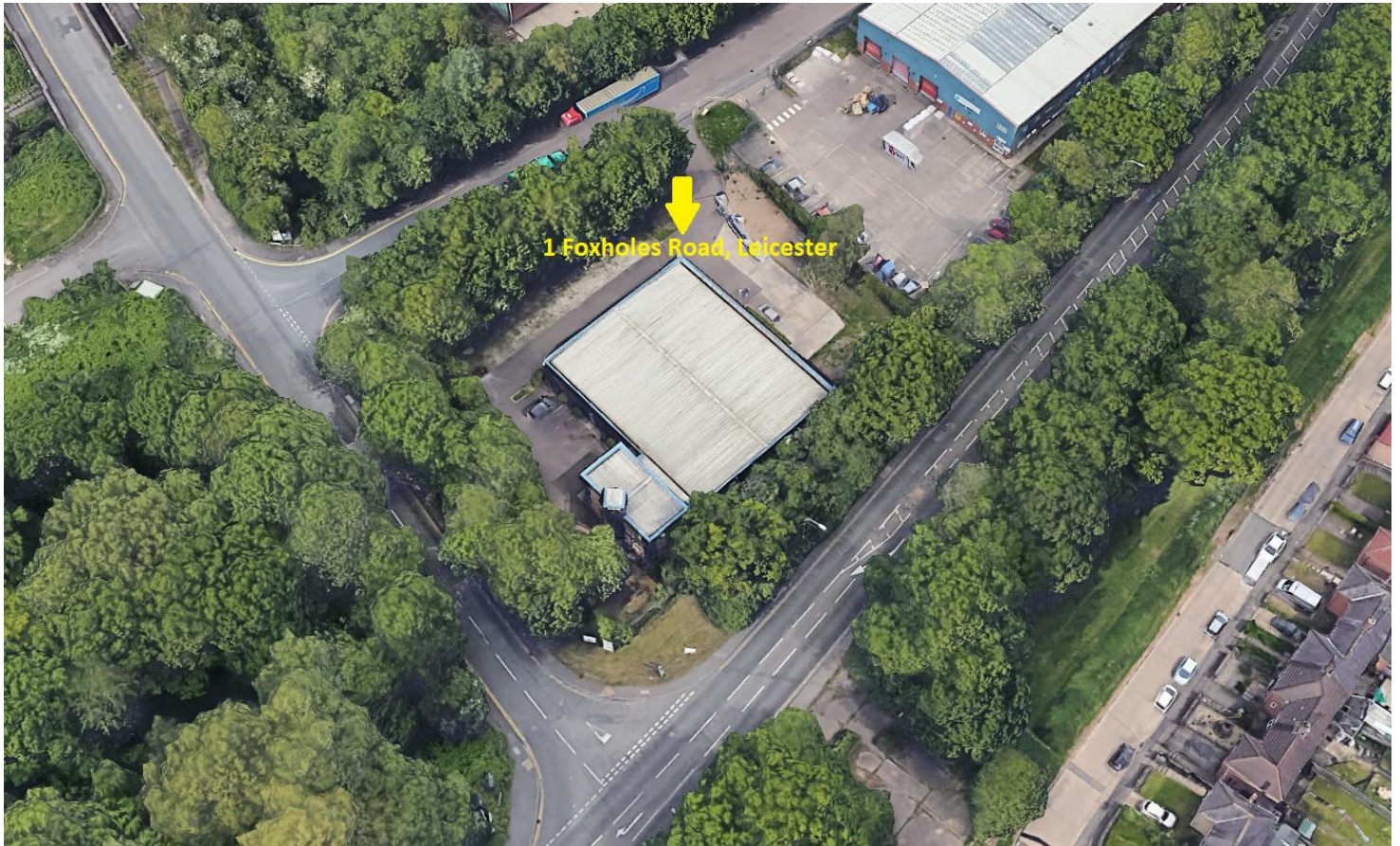
A two-storey office section to the rear incorporates a reception area with various partitioned offices to both floors. The offices are fitted with a suspended ceiling with inset lighting, mixed floor coverings, and electric heaters.

The site perimeter provides parking for circa 20+ vehicles and can also accommodate open storage.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor Warehouse, Offices, and Staff Ancillary	8,519	791.4
First Floor Offices	763	70.9
TOTAL	9,282	862.3





RATING ASSESSMENT

The property currently has several individual assessments for smaller areas. A reassessment of the whole will be required following completion.

TERMS

A new full repairing and insuring lease is available at an initial rent of **£67,500 Per Annum**.

ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

VAT

Prices are quoted excluding VAT which is payable at the prevailing rate.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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