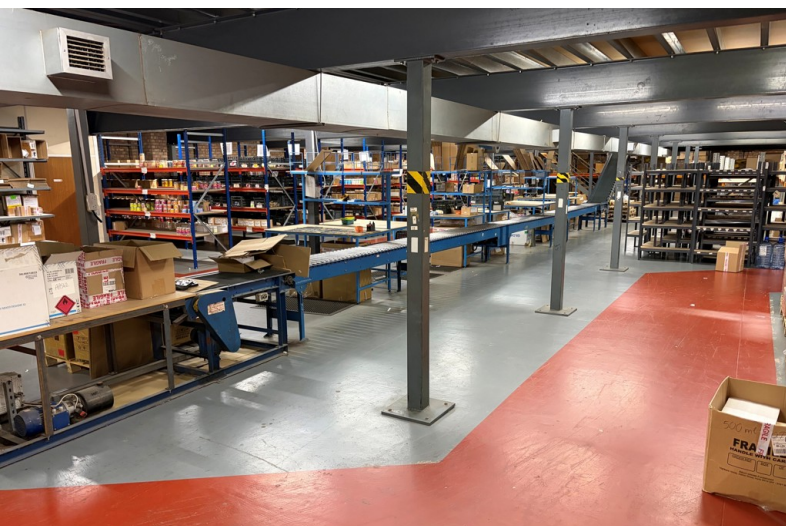


FLEXIBLE WAREHOUSE SPACE TO LET

1 Brook Street, Whetstone, Leicester, Leicestershire, LE8 6LA



16,195 Sq Ft (1,504.52 Sq M)

Rent on Application

- ▶ Flexible Warehouse / Storage Accommodation
- ▶ All-inclusive rent
- ▶ New lease
- ▶ Additional office space available

LOCATION

The property is located on Brook Street in the village of Whetstone approximately 5 miles south of Leicester via the A426 (Aylestone / Lutterworth Road) or the A5460 (Narborough Road). The property provides good access to the M1/M69 at Junction 21.

Surrounding development is predominantly residential although the property is in close proximity to the Whittle Estate.

DESCRIPTION

The property comprises a single storey warehouse property with an extensive mezzanine floor throughout with an internal clearance height of between 2.4m and 2.9m at ground floor level and at mezzanine level a clearance height of 2.5m to the eaves and 3.5m to the apex. There is forklift and conveyor belt access to the mezzanine. There are various offices and staff w/c & canteen facilities throughout the property. The warehouse accommodation is available on a flexible basis and in part with floor area up to 1,504.55 sq.m. (16,195 sq ft). Please contact the agent for more details.

There is generous on site car parking.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground	6,707	623.08
Mezzanine 1	6,927	643.52
Mezzanine 2	9,268	861
Total	16,195	1,504.52

Additional office space is available. Please contact agent for more information.

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

CURRENT RATING ASSESSMENT

The rating assessment will depend on the extent of premises that is let; however, it is proposed that the property will be let on an all-inclusive basis.

SERVICES

Mains electricity (3 phase) and water are connected. Drainage is to a private system.

EPC

The Energy Performance Rating is to be assessed.

POSSESSION

The property is available immediately and upon on completion of legal formalities.

PLANNING

We understand that the property has an established use for warehouse activity under Use Class B8 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. We advise all parties to make their own enquiries with the Local Planning Authority.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations all prospective parties will be required to provide photo ID and proof of address.

RENT

Rent on Application

LEASE TERMS

The property is available by way of a sub-lease on an Internal Repairing and Insuring basis for a period of years to be agreed, incorporating rent reviews at each third year. There are 3 vacant parts within the property, which will be available individually or by way of 2 parts.

VAT

It is understood that VAT is not chargeable in respect of rents.

LEGAL COSTS

It is intended that the rent will be inclusive of business rates, buildings insurance and utilities.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock
wjs@apbleicester.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.