

FOR SALE FORMER FOOD MANUFACTURING WAREHOUSE

UNITS 15, 16 & 17 MERRYLEES INDUSTRIAL ESTATE

Desford, Leicestershire, LE9 9FS



Site boundary for indicative purposes only

Key Highlights

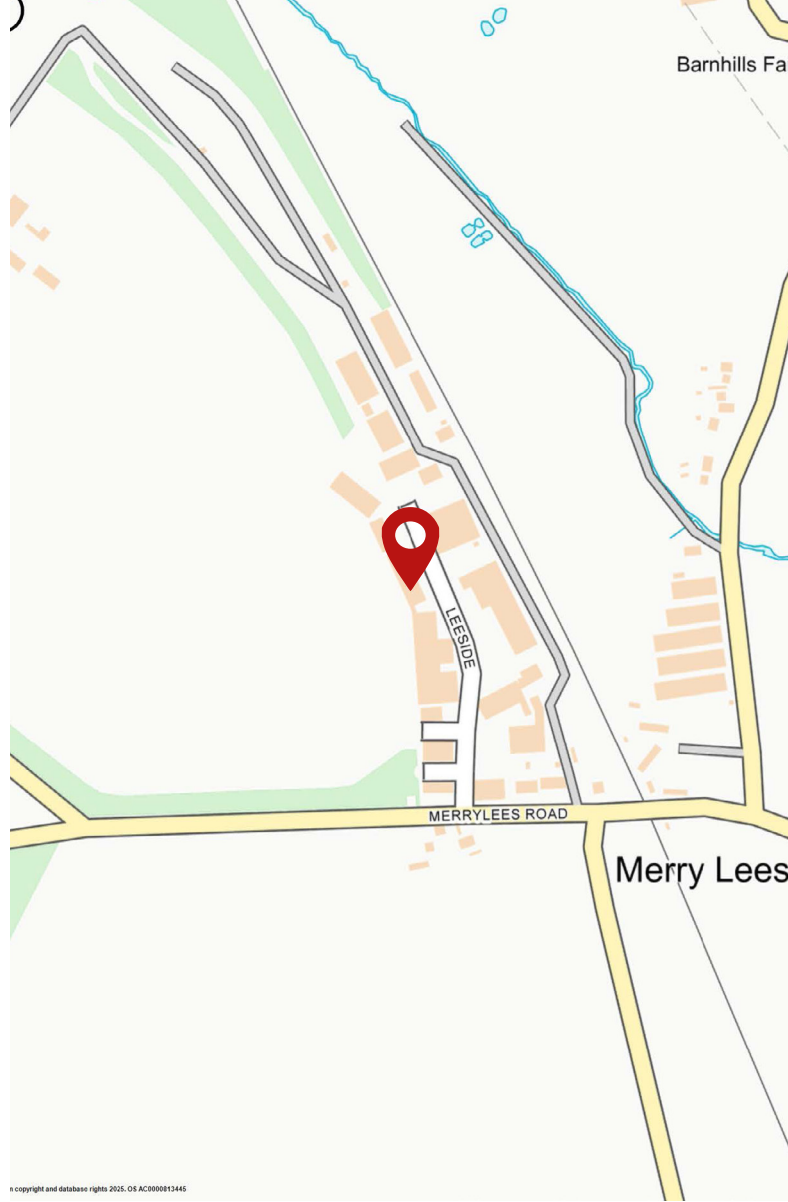
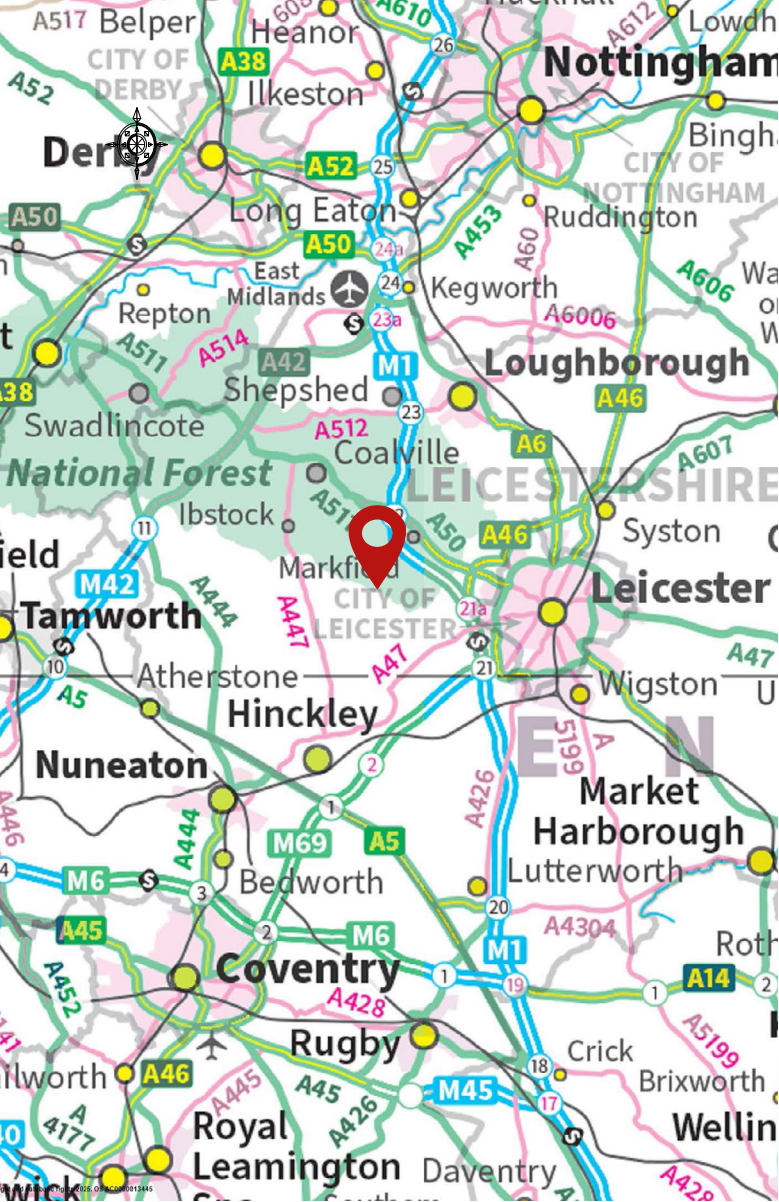
- Former food manufacturing warehouse extending to approximately 17,430 sq ft GIA
- Located within a 10 minute drive of J22 of the M1 Motorway
- Self-contained site with its own yard secured by perimeter palisade fencing
- Eaves height of approximately 4.9m rising to 5.8m at the apex

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk

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LOCATION

Merrylees is a village and industrial park located in the Hinckley and Bosworth district of Leicestershire, approximately 9 miles west of Leicester, 29 miles north-east of Coventry and 27 miles south-east of Derby. Merrylees benefits from good road connections, being within a 10 minute drive of J22 of the M1 Motorway, plus good access to the A46 and Leicester’s Ring Road.

DESCRIPTION

The property comprises a former food manufacturing warehouse, built of steel portal frame construction with steel profile cladding to the elevations and roof, incorporating a full height roller shutter door, translucent PVC panels for natural lighting, LED spot lighting and an eaves height of approximately 4.9m rising to 5.8m at the apex.

Internally, the property is configured as three adjoining industrial units with office accommodation at ground and first floor levels, plus additional mezzanine storage and boiler room. Additionally, the property benefits from good staff welfare provisions including W/C facilities, kitchenette, changing and locker rooms.

Externally, the property benefits from its own self-contained yard, secured by perimeter palisade fencing.

ACCOMMODATION

The property has been measured on a gross internal basis. All figures are provided for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor Warehouse	12,527	1,163.77
Ground Floor Office	1,003	93.14
First Floor Office	1,661	154.32
First Floor Mezz	1,351	125.56
Boiler Room	888	82.46
TOTAL	17,430	1,619.25

SERVICES

We understand all mains services are connected to the subject property. No tests have been undertaken on any of the services.

TENURE

The property is available on a freehold basis with vacant possession.

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PRICE

£1,250,000 exclusive.

BUSINESS RATES

Rateable Value (2023) - £77,000

EPC

C 69

VAT

TBC

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

Luke Epps MRICS BSc (Hons)

luke.epps@savills.com
+44 (0) 7811 073 302

Victor Ktori MRICS BSc (Hons)

vktori@savills.com
+44 (0) 7870 999 467

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