



TO LET

Large Industrial Premises in Prominent Location

434 – 440 Thurmaston Boulevard + Thurmaston + Leicester + LE4 9LE



26,131 – 33,639 Sq Ft
(2,427.7 – 3,125.2 Sq M)

£130,000 – £185,000 Per Annum



**Prominence onto
Troon Way**



**Established
industrial location**



**Multiple points of
loading**



**Front and rear
access**

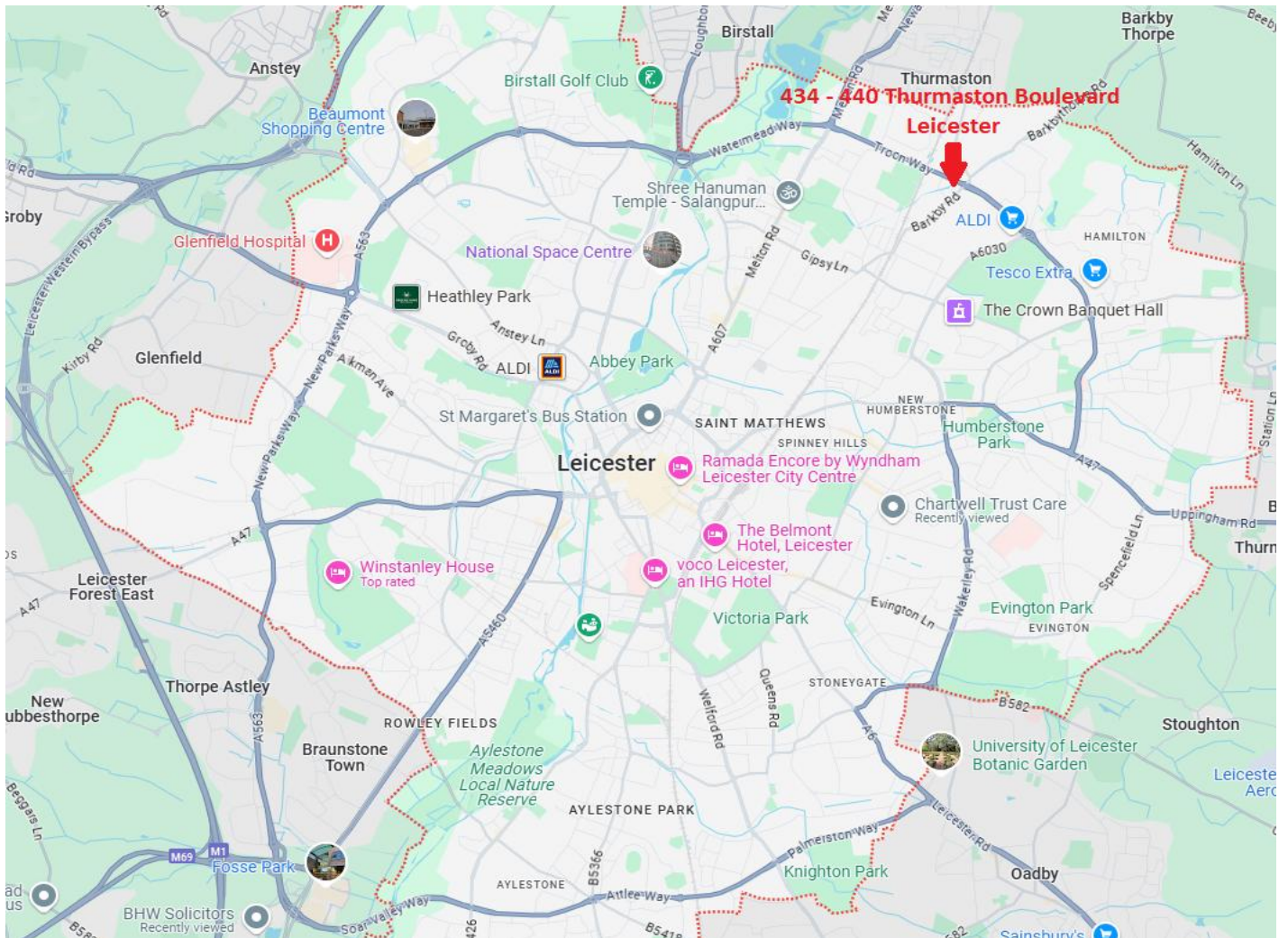


Good road links



**Available
immediately**

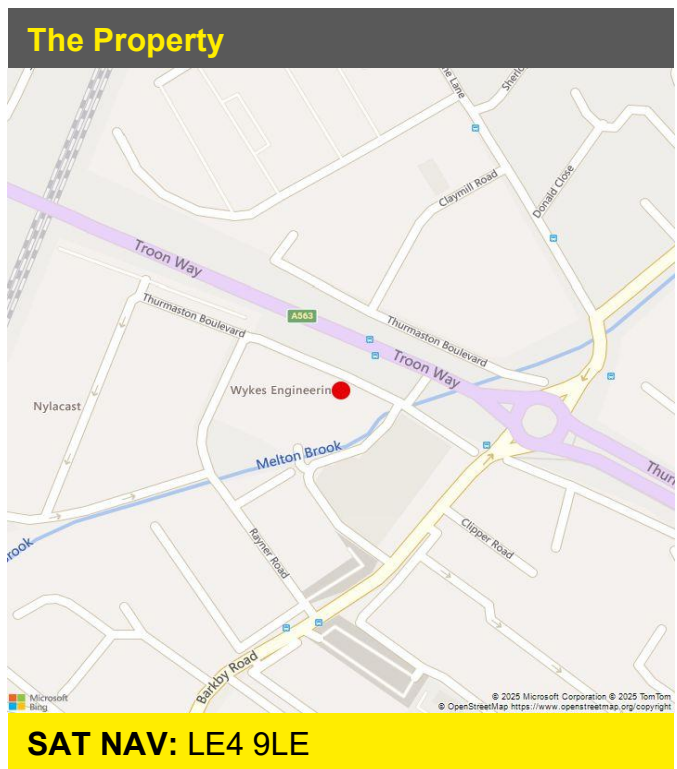




LOCATION

The property occupies a prominent position at the western section of Thurmaston Boulevard, adjacent to both Thurmaston Lane and Barkby Road.

The Troon commercial district anchors around the A563 outer ring road at Troon Way / Thurmaston Lane, approximately 3.5 miles north-east of Leicester city centre. The area forms one of Leicester's largest and most well-established commercial business locations.



SAT NAV: LE4 9LE



DESCRIPTION

The property comprises a predominantly single-storey, detached, multi-bay industrial unit of steel portal frame and brick construction with first-floor offices to the front elevation.

There are multiple points of access into the warehouse; primary loading is provided via a level-access electric roller shutter door facilitated over a concrete forecourt fronting Thurmaston Boulevard, with further provision via the rear yard, accessed over a shared driveway to the right-side.

Internally, the warehouse is split mainly over two sections; the right-side providing open-plan, unencumbered accommodation of rectangular proportions with an eaves height of 5m, and the left, similarly open-plan warehousing beneath a north-light roof construction offering minimum heights of 3.1m.

Self-contained offices, reception area, and staff ancillary are provided to the front of the premises.

Allocated parking is available to the front of the main building, within the forecourt to the right-side, and via the rear.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
434-438: Warehouse	20,193	1,876
434-438: FF Offices	5,938	551.7
440: Warehouse	6,802	631.9
440: FF Offices	706	65.6
TOTAL	33,639	3,125.2





RATING ASSESSMENT

The property requires reassessment following lease completion.

TERMS

The premises are available in part or as a whole by way of a new full repairing and insuring lease for a term to be agreed.

Initial rents are as follows:

434 – 438 Thurmaston Boulevard (left side only): **£130,000 Per Annum exc.**

434 – 440 Thurmaston Boulevard (whole): **£185,000 Per Annum exc.**

ENERGY PERFORMANCE CERT.

A copy of the EPC is available on request.

VAT

Prices are quoted excluding VAT.

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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