

INDUSTRIAL PREMISES TO LET

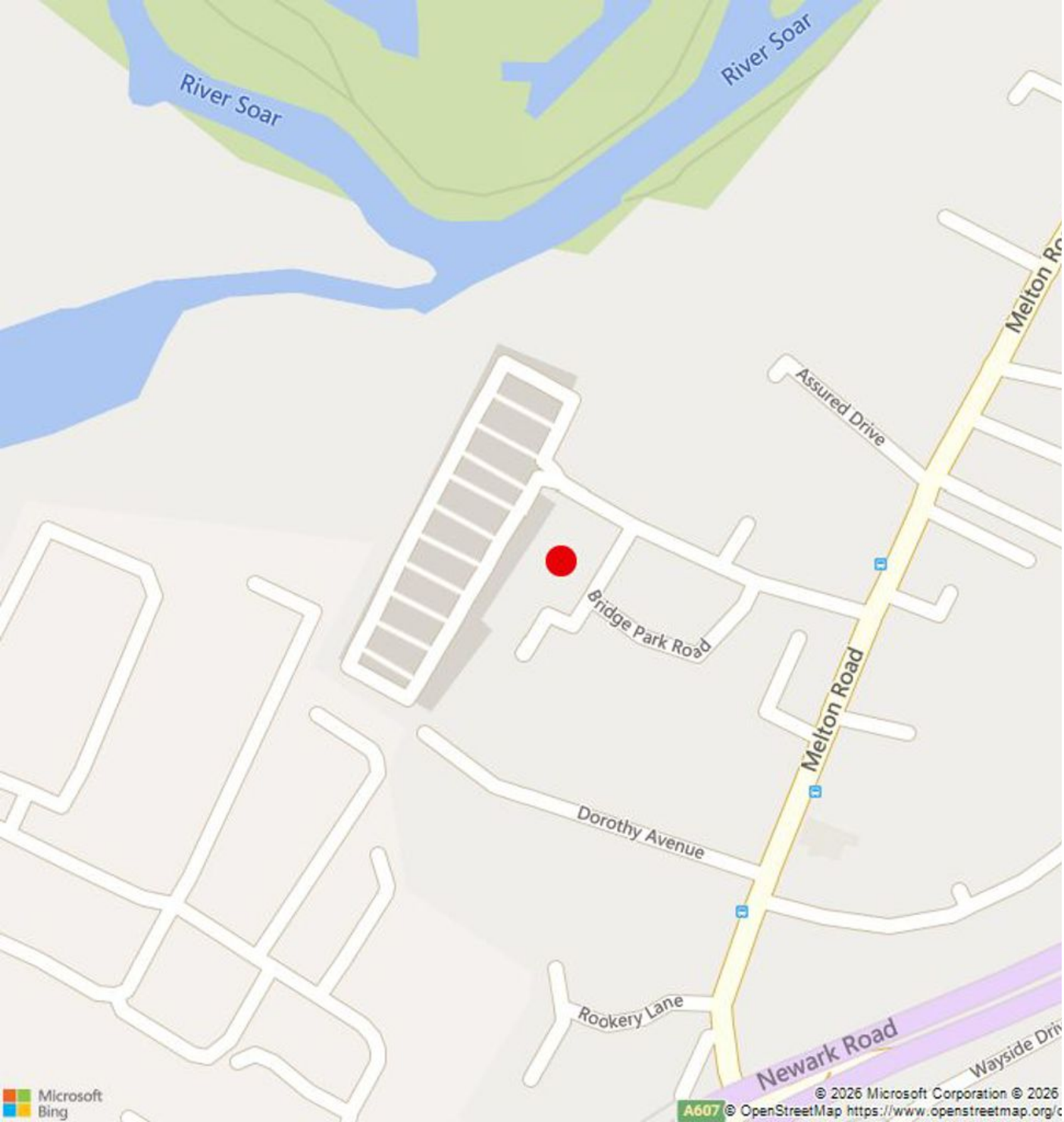
Unit A7, Bridge Park Road, Thurmaston, Leicester, Leicestershire, LE4 8BL



1,002 Sq Ft (93.09 Sq M)

£12,000 per annum exclusive

- ▶ Popular Industrial estate
- ▶ Located just off A607/A46
- ▶ Roller Shutter Access
- ▶ 3 miles from Leicester City Centre



LOCATION

The property is situated within Bridge Park Industrial Estate, Thurmaston, which is approximately 3 miles north of Leicester City centre off the A607 (A46 Melton Road), which is a main arterial road leading into the City centre. The location provides easy access to A46 Leicester western bypass which links with J21 of M1 motorway.

DESCRIPTION

The property comprises of an end- terrace industrial unit of steel portal frame construction with facing brickwork and a pitched roof. To the front of the property is a loading door providing access to the main production/warehouse accommodation alongside a personnel door. The warehouse has the benefit of a solid concrete floor approximately 5.75m to eaves, roller shutter access, 3 phase power and kitchen/WC provision.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Total	1,002	93.09

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

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £8,200

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICE CHARGE

There is a service charge applicable for the upkeep and maintenance of the estate. More information can be obtained from the Managing Agent APB (Leicester) LLP.

EPC

The property has an Energy Rating of D
The EPC will be valid until 04 December 2028

RENT

£12,000 per annum exclusive

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

VAT

It is understood that VAT is applicable to the rent at the prevailing rate.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction

POSSESSION

Upon completion of legal formalities.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

PLANNING

The property is suitable for E, B2 (employment) and B8 (warehouse) uses.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk
0116 254 0382



Will Shattock

wjs@appleicester.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.