



TO LET
£55,000 Per annum

THURLASTON SAW MILL, ENDERBY ROAD
LEICESTER | LE9 7TF

- Total Site Area 2.864 acre
- Hardstanding Storage Area
- Short-term let available by negotiation
- 3-phase electric

LOCATION

Thurlaston Saw Mill is situated to the north-east of the village of Thurlaston which occupies an unrivalled location west of Leicester benefiting from transport links with Junction 21 of the M1 and Junction 3 of the M69 both located within approximately 4.5 miles of the Park. Thurlaston is also conveniently located to Narborough which benefits from a Railway Station giving easy access to Birmingham, London and many other routes. Fosse Park, one of the country's largest out of town shopping parks is within 4.6 miles.

DESCRIPTION

The building measures 13,081 sq.ft. (1,215.31 sq.m) and is largely open-plan and benefits from a floor to haunch height of 4.32 metres within the main industrial area. There are roller shutter doors to three elevations and concrete flooring. There is no heating to the building. The building does have its own WC and kitchen.

ACCOMMODATION

Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice. The building measures is 13,081 sq ft (1,215.31 sq m). The total site area available is 1.159 hectares and (2.864 acre).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £36,000. Interested parties are advised to speak with the Local District Council for further information.

TERMS

The property will be let on a new lease, with terms to be agreed between the parties. Depending on the area of storage land required the Property will be available at a rent from £55,000 per annum.

VAT

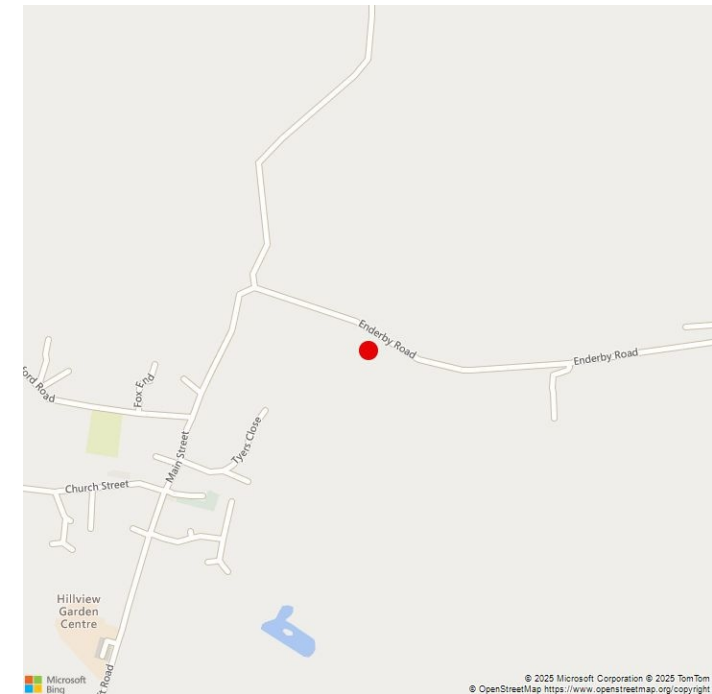
The Property is opted to tax and therefore VAT is applicable to the Rent quoted. ????

LEGAL COSTS

Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

