

RAPLEYS

TO LET Industrial Unit

rapleys.com
0370 777 6292

350 Thurmaston Lane
Leicester LE4 9NZ

CONTACT **Daniel Cook**
07795 660259 | daniel.cook@rapleys.com

John Rowland
07876 030518 | john.rowland@rapleys.com



Prominent industrial unit

Available on a short term /
flexible basis

Large rear yard

Good parking provision

992.99 sq m (10,688 sq ft) on
0.17 hectare (0.42 acre)

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Location

The property sits at the junction of Highmeres Road and Thurmaston Boulevard, an estate road running parallel to the A563 Thurmaston Lane. The A563 forms part of the Leicester Ring Road and the city centre lies 3 miles to the south-west.

The surrounding area is a mix of industrial and commercial units with suburban residential housing at the rear. Nearby occupiers fronting the A563 include **Porsche**, **Vauxhall**, a **Morrisons Daily / Texaco** filling station and **KFC**. Adjoining **Porsche** is a new **Aldi** Superstore and there are large **Tesco** and **Sainsbury's** supermarkets 0.5 miles to the east and west respectively.

Description

The property comprises a double span industrial unit with a front and side two storey office extension.

Internally the front offices predominantly have carpeted flooring, painted walls and internal partitions with suspended ceilings with florescent strip lighting. WC's are at ground floor level together with a small kitchenette.

The main warehouse is mostly open plan with a small single storey section and otherwise generally with a 3m clear height. The warehouse has a painted concrete floor, a double span underlined roof with translucent ceiling panels and florescent strip lighting. Heating is by way of wall mounted warm air blowers.

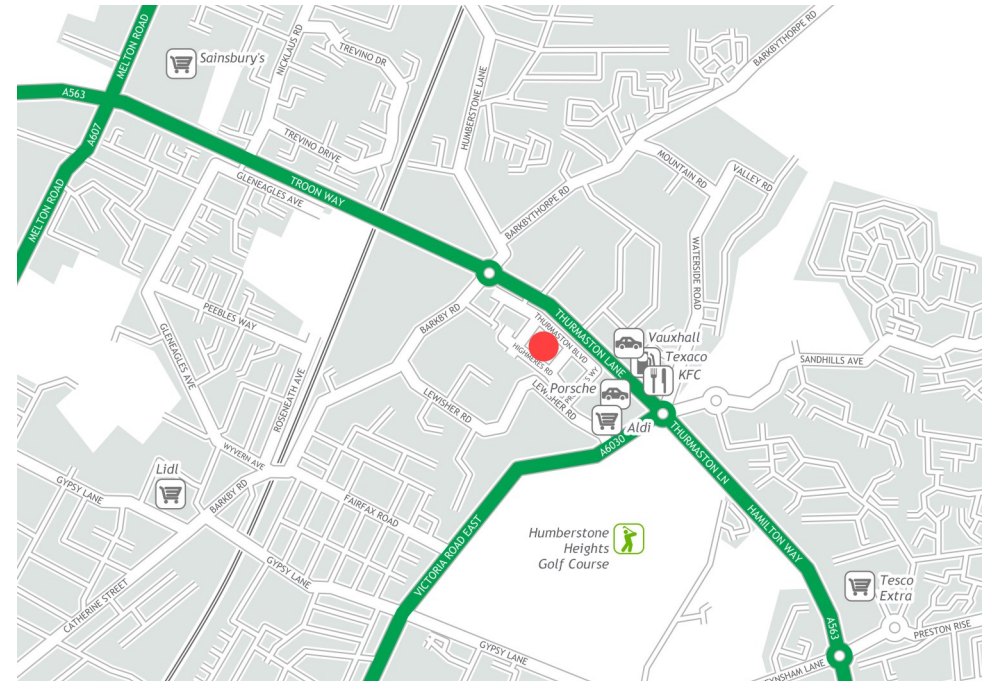
A small trade counter sits at the rear of the site which is single storey with a tiled floor, suspended ceiling with recessed fluorescent strip lighting and heating by wall mounted electric heaters. The property also includes a side and rear yard area.

Tenure

Leasehold and short term until December 2019.

Terms

Offers are invited on the basis of an assignment or an underletting.



Rating

We are advised that the Rateable Value for the property is £58,000, and the UBR for 2018/19 is 49.3p in the £. Please note that the property is jointly assessed with two rear units and a separate assessment will need to be made.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at www.gov.uk/calculate-your-business-rates.

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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Offices/reception	90.50	974
Ancillary	22.14	238
Warehouse	662.94	7,136
Trade counter	42.29	455
First floor offices	175.12	1,885
Total	992.99	10,688

	Hectare	Acre
Total Site Area	0.17	0.42

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

Energy Performance

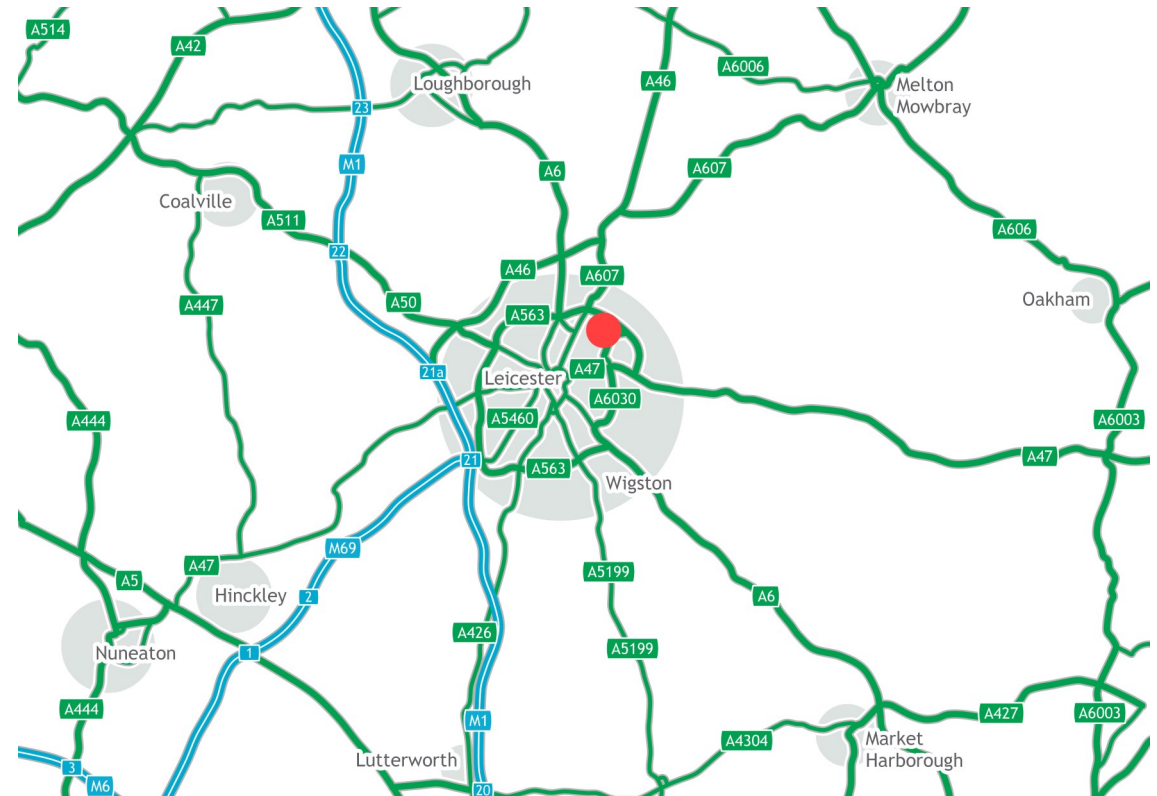
Energy Performance Asset Rating - TBC

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

By appointment only.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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