



## FOR SALE / TO LET

### INDUSTRIAL UNIT

Units 15-17 Merrylees Industrial Estate,  
Leeside, Leicester, LE9 9FS

Located on the well established  
Merrylees Industrial Estate



Currently fitted out for a food  
manufacturing use



Secure yard area



Gas fired central heating and air  
conditioning to offices



GIA - 18,974 sq ft (1,762.8 sq m)



## LOCATION

The subject property is located on the well established Merrylees Industrial Estate and is accessed from Leaside.

Merrylees Industrial Estate is located to the north of the village of Desford, close to the village of Botcheston. Nearby road communications include the A46 Western Bypass at Kirby Muxloe, Junction 22 of the M1 at Markfield and the more recent Earl Shilton Bypass allow easy access to Hinckley and the A5.

## DESCRIPTION

The subject property comprises link detached industrial premises of predominantly steel portal frame construction with profile steel sheet elevations surmounted by multiple pitched roofs.

The accommodation comprises a ground floor industrial area, which is currently fitted out as a food manufacturing plant, with ancillary offices, kitchen, mezzanine stores and WC facilities. Eaves height from approx. 5.7m to the industrial areas. There are two roller shutter doors (one is currently blocked) of 3.6m (width) x 4.3m (height).

Externally, there is a secure yard area to the front elevation.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Industrial	12,715	1,181.22
Ground	Offices	1,041	96.71
First	Offices	1,928	179.11
First	Mezzanine	2,227	206.89
Ground	Boiler House	1,064	98.85
		18,974 Sq Ft	1,762.68 Sq M

## SERVICES

We understand all mains services are connected to the subject property.

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council are:

Rateable Value: £77,000

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

**Sale** - Offers in the region of £1,400,000 are invited for the freehold interest in the subject property, subject to vacant possession.

**Letting** - The property is available to lease on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £100,000 per annum exclusive.

## LEGAL COSTS

**Sale** - Each party to bear their own legal costs.

**Letting** - As is standard, the ingoing tenant will cover the Landlord's legal fees in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(69)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

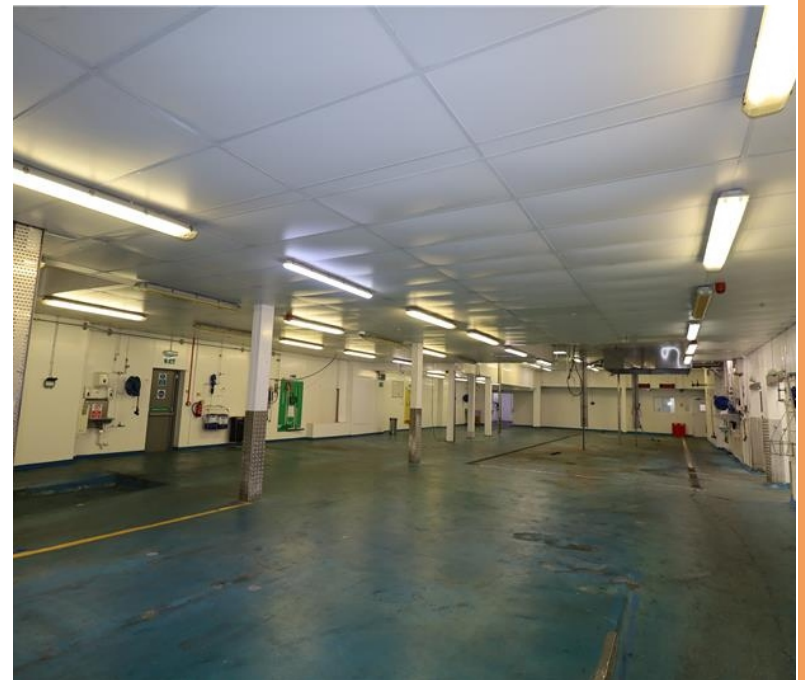
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

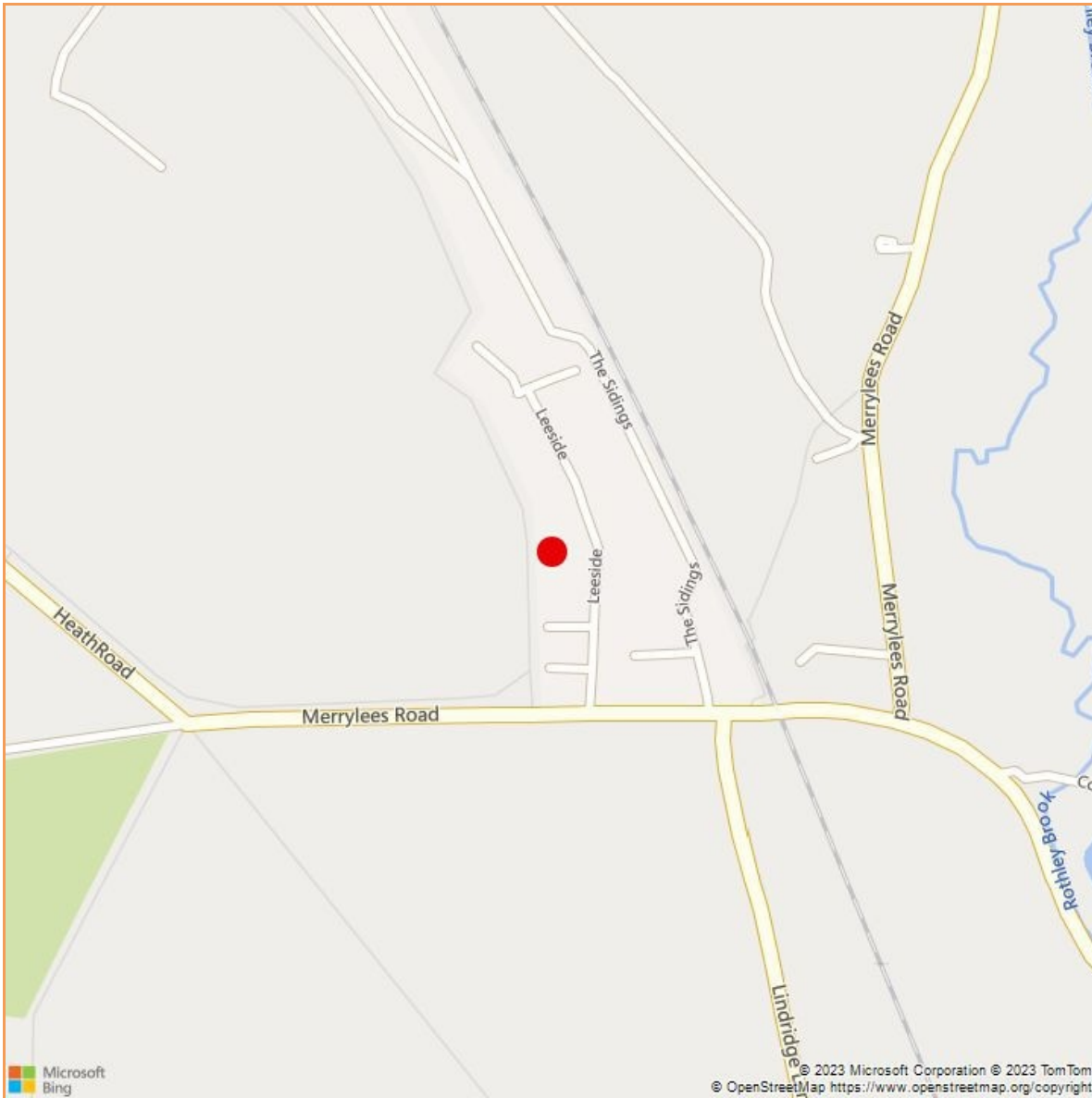
## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website ([www.rics.org](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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