



FOR SALE / TO LET

DETACHED INDUSTRIAL UNIT

Units 1-3 The Sidings, Merrylees Road,
Desford, LE9 9FE

Located on the well established
Merrylees Industrial Estate



Convenient access to the M1 and A46



Two storey office facility



Two roller shutter access doors



GIA - 11,510 sq ft (1,069 sq m)



LOCATION

The subject property is situated fronting on to The Sidings on the Merrylees Industrial Estate.

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 detached warehouse premises constructed of a steel portal frame with block and brick faced cladding to lower levels, and profile steel sheet cladding to the upper parts and pitched roof. Internally, the property benefits from an open span warehouse accessed by two roller shutter doors (approx. 3m width x 3.6m height), ground and first floor offices, kitchen and WC facilities and a mezzanine floor. The property benefits from an eaves height of approximately 4.8m.

Externally, there is a concrete forecourt 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	Warehouse & Offices	8,980	834.24
First	Offices	1,310	121.7
First	Mezzanine	1,220	113.34
		11,510 Sq Ft	1,069.28 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is provided by way of gas fired radiant heaters to the warehouse and panel radiators to the offices.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £52,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Sale - The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £850,000.

Letting - The property is available to rent, on a new full repairing and insuring lease, at a quoting rent of £65,000 per annum exclusive.

LEGAL COSTS

Sale - Each party to bear their own legal costs.

Letting - As is standard, the ingoing tenant is to be responsible for the Landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(73)

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.

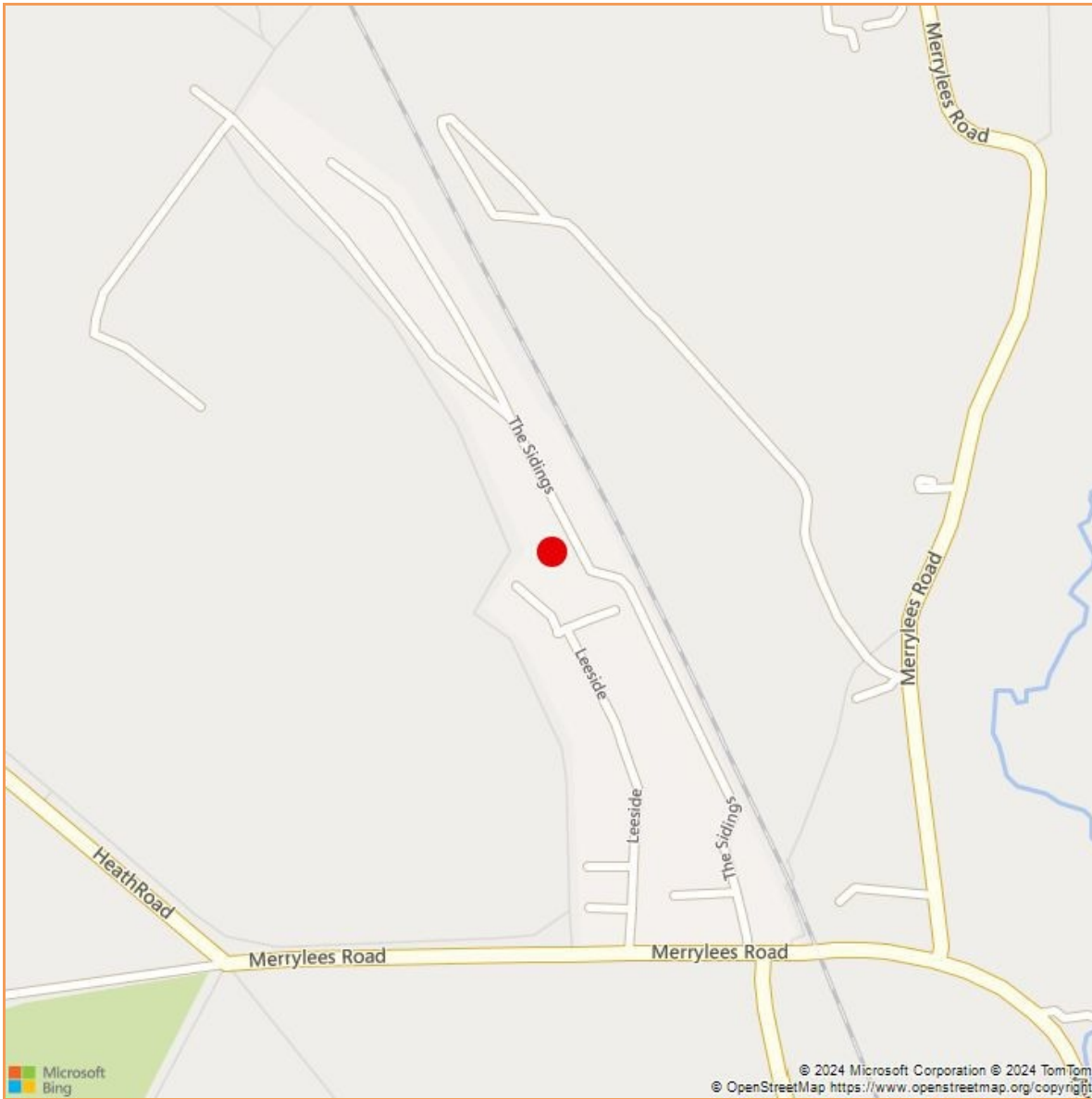
NOTE RE: PLANS

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). 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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