

TO LET

£12,500 per annum



REFURBISHED INDUSTRIAL/WAREHOUSE UNIT



Unit 13 Enderby Road Industrial Estate, Enderby Road, Whetstone, Leicester LE8 6HZ

140.75 m² (1,515 Sq. Ft.) IPMS 2 (GIA)

- Easy access to J22 M1 and M69
- Private parking & loading
- Internal office pod
- Roller shutter vehicular access
- Good internal working height



Chartered Surveyors
Property Consultants
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Unit 13 Enderby Road Industrial Estate, Whetstone, Leicester LE8 6HZ

LOCATION

Enderby Road Industrial Estate is located on the B582, Enderby Road, within a mile of "The Fox Hunter" island where it joins the Leicester/St Johns Road. J21 of the M1 at the northern end of the M69, can be accessed easily via St John's Road and bearing left near to Fosse Park Retail Park. The estate provides a mix of medium sized units with a range of commercial occupiers.

The site has the benefit of automated security barriers. In addition to the private parking available with the unit there is additional on-site parking for staff and visitors.

DESCRIPTION

The property comprises a steel portal framed industrial storage units with brick and breeze block elevations to a corrugated cement fibre roof incorporating translucent lights.

ACCOMMODATION

The unit has a concrete floor, upper-level boarded internal walls, personnel door, roller shutter door to the front elevation, internal lighting, and 3-phase electricity supply. There is a minimum working height to eaves of 3.95m and a maximum working height to ridge of 5.50m.

The unit is fitted with LED ceiling lighting from chains and UPVC windows.

The unit also comprises ground floor offices with lighting and electric heating and WC's.

The property benefits from a pedestrian fire escape at the rear of the unit on to the communal areas of the estate.

Externally the unit has car parking and vehicular access from the main estate road.

Warehouse/Offices/Amenities: 1,515 Sq. Ft. (140.75 m²)

Total: IPMS2 – Industrial (GIA) 1,515 Sq. Ft. (140.75 m²)

GENERAL INFORMATION AND PRINCIPAL TERMS OF LETTING

TENURE

This unit is available to lease on FRI (Full Repairing & Insuring) terms for a minimum term of 3 years.

SERVICE CHARGE & INSURANCE

A service charge is payable in four equal instalments on the usual quarter days. The 2024/25 service charge budgeted contribution is £765 per annum.

The occupier will be responsible for reimbursing the Landlord the cost of insuring the premises.

The tenant will be responsible for insuring their own contents.

SERVICES

Electricity, mains water, drainage & telephone are available and connected to the premises.

RATEABLE VALUE

The tenant will be responsible for the payment of business rates:

Rateable Value: £10,000 (estimated) (effective date 1 April 2023).
Interested parties are advised to verify this information.

LOCAL AUTHORITY

Blaby District Council
Council Offices,
Desford Road,
Narborough
LE19 2EP

RENT

£12,500 per annum

LEGAL COSTS

The tenant shall be obligated to contribute of £300 to the landlords cost incurred in the preparation of the legal documentation.

V.A.T.

All figures quoted are exclusive of V.A.T.

VIEWING

By Sole Letting Agents: Shortland Parsley
Contact: James Parsley & Greg Fielding
Tel: 01827 718912

HOLDING DEPOSIT (BOND)

A deposit, dependent on references, will be required prior to the commencement of the tenancy, which will be returnable upon the expiration of the tenancy providing the conditions of the tenancy have been complied with.

REFERENCES & APPLICATIONS

Satisfactory references will be required to include a bank reference.

Application forms, which are available on request, must be completed comprehensively and accurately prior to be returning to the Landlord's agents, Shortland Parsley.

Information contained therein will be treated in the strictest of confidence (although some or all the information may need to be disclosed to the landlord). Detail contained in the application may form part of the Tenancy Agreement and accuracy is therefore important e.g., full Christian names.

Applicants will be required to undergo a full credit reference. The applicant is to pay £45.00 (plus VAT) for this service. If the application is for a joint tenancy each prospective tenant will be required to pay a £45.00 fee for their individual credit reference.

N. B. The landlord or his agent will not be bound by any application, irrespective of the circumstances.



STIPULATIONS

Every care has been taken in the preparation of these particulars and the attached plan which are for guidance only. They have been prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are believed to be correct, nevertheless their accuracy is not guaranteed and any errors or omission there may be shall not annul the sale or give rise to any claims against the seller or Shortland Parsley. Neither Shortland Parsley nor any of its employees has any authority to make or give any representation or warranty whatever in relation to the property.

The plans are for identification purposes only and indicate the approximate extent of the property to be sold.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting the land which has been sold or withdrawn or any costs due to error or omission, inadvertent or otherwise, contained in these particulars.

Please also note:

1. The photographs only show certain parts and aspects of the property at the time they were taken.
2. It should not be assumed that the property remains as detailed in the photographs.
3. Any areas, measurements or distances are given as approximate only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. The intending purchaser must verify these matters.
5. If there is any aspect of the property in respect of which you would like further information, you are invited to discuss this with Shortland Parsley before you travel to the property.
6. The Seller of this property has checked the particulars and agreed that the information is correct to the best of his knowledge.

Electronic Communication

Internet communications are capable of data corruption and therefore we do not accept any responsibility for changes made to such communications after their dispatch. It may therefore be inappropriate to rely on advice contained in an email without obtaining written confirmation of it. We do not accept responsibility for any errors or problems that may arise using internet communication and all risks connected with sending commercially sensitive information relating to your business are borne by you. If you do not agree to

accept this risk, you should notify us in writing that e-mail is not an acceptable means of communication.

It is the responsibility of the recipient to carry out a virus check on any attachments received.

Money Laundering

Shortland Parsley has in place procedures and controls, which are designed to forestall and prevent Money Laundering. In common with all professional practices, we are required by the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2007 to:

- maintain identification procedures for all prospective purchasers.
- maintain records of identification evidence.
- report, in accordance with the relevant legislation and regulations, to the National Crime Agency.

Ref: PM10445/U13

UPDATED: April 2024

