

wards
Commercial

TO LET

MID TERRACE INDUSTRIAL UNIT

Unit C Gemini House, Winston Avenue, Croft, LE9 3GQ

5m internal eaves height

Electric roller shutter access door

Front yard/car park

LED lighting

GIA - 1,555 sq ft (144 sq m)

LOCATION

The property is located off Winston Avenue, being situated towards the end of a communal accessway. Winston Avenue allows access to the nearby B4114 which leads towards Leicester and Junction 21 of the M1 and the M69, which are approximately 4 miles distant.

Croft is a large village situated to the south west of Leicester, with access to the M1 and M69 to the north and the A5 to the south west.

DESCRIPTION

The property comprises a mid terrace industrial unit in the village of Croft. The property has an internal eaves height of 5m and is accessed by an electric roller shutter door (3.7m width x 3.9m height).

Internally, the property benefits from LED lighting, solid concrete floor, tea point and WC facilities.

Externally, there is a yard/car parking 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	1,555	144.46
		1,555 Sq Ft	144.46 Sq M

SERVICES

We understand all mains services are available to the building, together with a 3-phase electricity supply.

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 Blaby District Council is:

Rateable Value: £10,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let on a new internal repairing and insuring lease for a term to be agreed at a commencing rental of £12,000 per annum exclusive. The lease will be drawn outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

LEGAL COSTS

As is standard, the ingoing tenant is responsible for the landlord's reasonable legal fees incurred in the grant of any lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(106)

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.

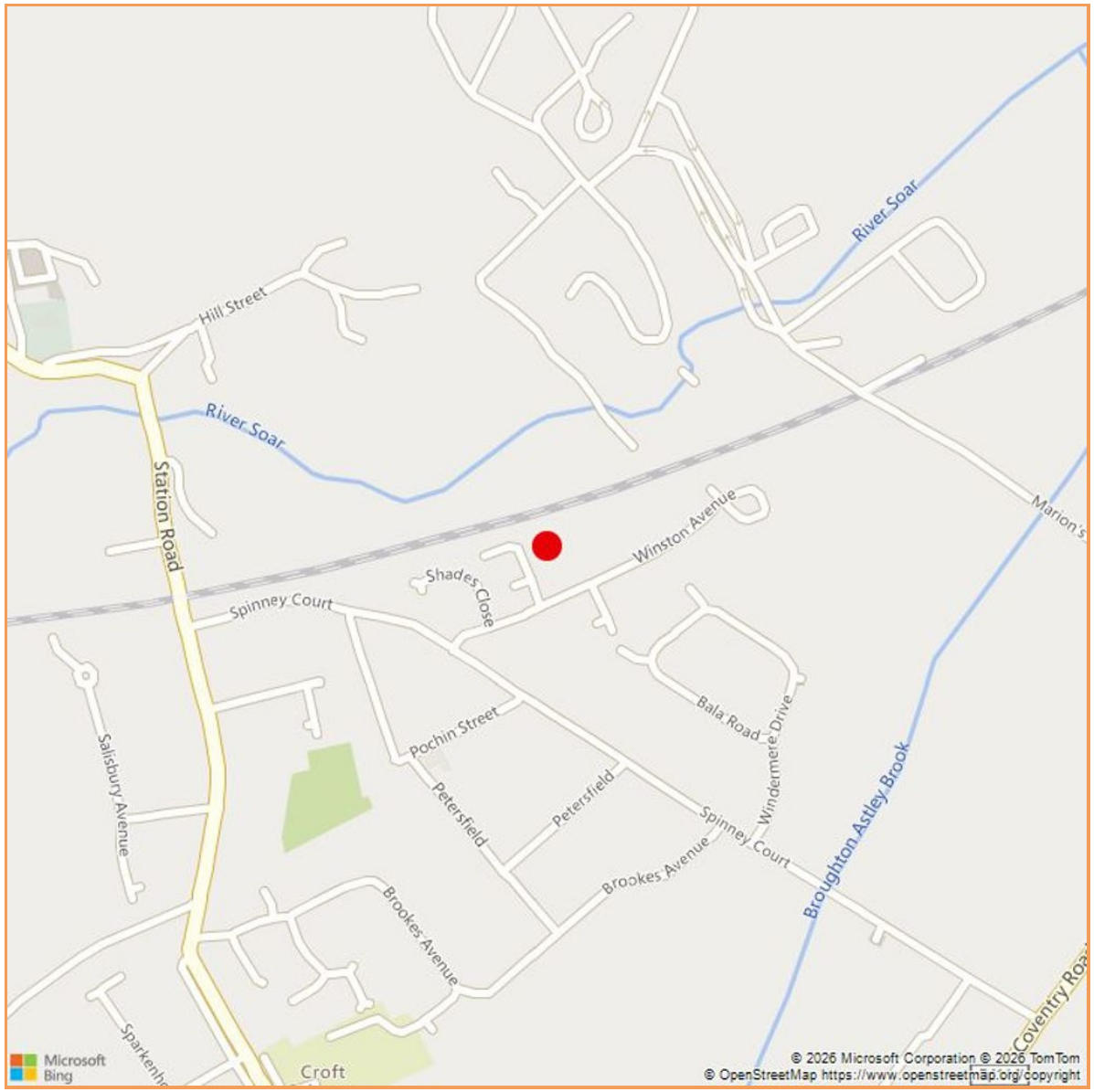
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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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