



TO LET

£58,000 Per annum

UNIT 1 SPARKENHOE WORKS, DESFORD  
ROAD  
LEICESTER | LE9 2BF

- Established Business Venue
- Incentives available
- Good motorway and A Road links
- Ample on site parking

## LOCATION

The Property is situated approximately 2 miles East of Desford & 3 miles West of Junction 21a of the M1 and A46 roundabout.

## DESCRIPTION

Unit 1 comprises a ground floor warehouse and office with floor to underside ceiling height of approximately 3.86m, full height manual roller shutter doors, fluorescent ceiling lights and three phase power. Unit 1 benefits from a first floor office section with separate personnel access to the front elevation. First floor office accommodation benefits from suspended ceiling, CAT II recessed tube lighting, dedicated kitchen and shared WC facilities. Externally, there is car parking for approximately 10 cars plus loading adjacent to the roller shutter door.

## ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Area (GIA) basis as amended.

Warehouse 3,513 Sq. Ft (326 Sq. M)  
First floor stores 4,655 Sq. Ft (432 Sq. M)  
First floor office 1,945 Sq. Ft (181 Sq.M)  
Total GIA: 10,113 Sq. Ft (939.5 Sq. M)

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £28,250. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The EPC rating is C-70.

## TERMS

The Property is available to let by way of a new Lease on terms agreed by both parties.

## VAT

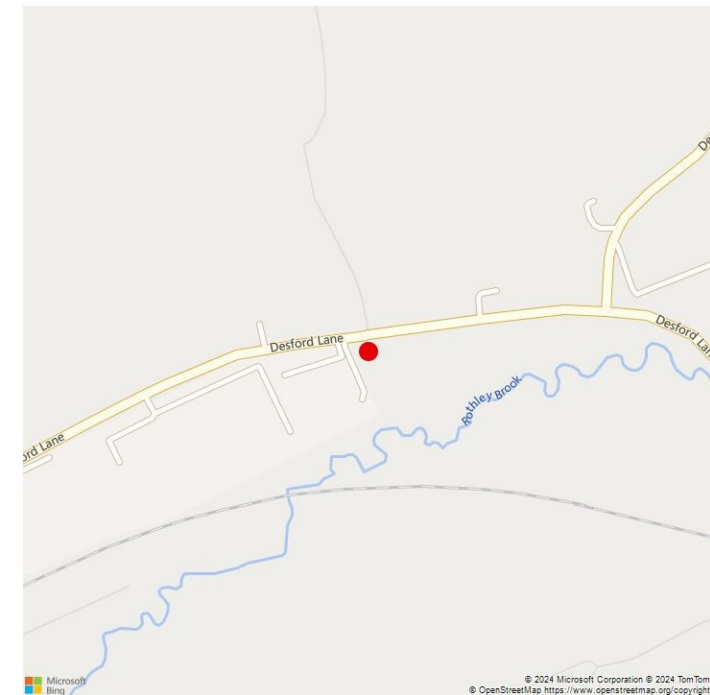
The rent quoted is exclusive of VAT, which is not chargeable.

## LEGAL COSTS

Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



### SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

