WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£29,000 Per annum

EVANDER COMMERCIALS, WINCHESTER AVENUE
BLABY | LE8 4GZ

- Secure industrial warehouse and yard
- 2,264 sq ft GIA Warehouse
- 5,382 sq ft GEA secure yard
- No Motor trade/MOT users

LOCATION

The property is situated off Winchester Avenue with a roadside presence facing the Blaby bypass, which allows for a considerable amount of passing traffic to see and access the property. The property is approximately 3 miles South of the M1/M69 motorway and 0.5 miles to the North of the Blaby Town Centre.

DESCRIPTION

The property is a portal-framed building with office facilities. The property benefits from gas warm air blower, customer reception, manager's office, staff kitchen/rest area and male and female WC facilities. All window and door openings have electric security roller shutters. In addition there is a secure yard area to the rear of the main building.

ACCOMMODATION

The property provides a total gross internal area (GIA) of 2,264 sq ft overall, which comprises the following:
Main warehouse: 162.65 sq m (1,751 sq ft)
Office: 47.70 sq m (513 sq ft)
Yard Area: 5,382 sq ft GEA

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £15,750. Interested parties are advised to speak with the Local District Council for further information.

EPC

An EPC has been commissioned and will be available upon request. The Property has an EPC of E-109. A Copy of the certificate is available upon request.

TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed.

VAT

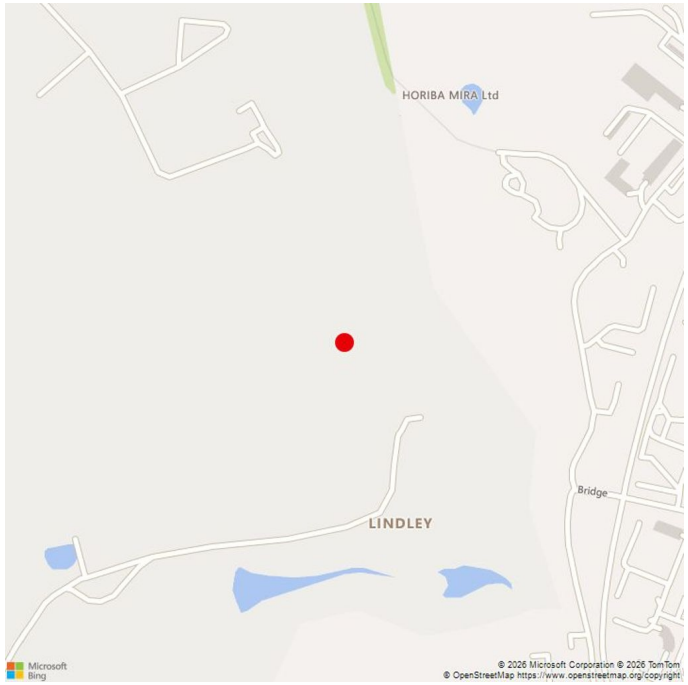
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

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 you to 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:

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Particulars Dated October 2026