



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

**01455 559030**

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



**FOR SALE**

11 VICTORIA STREET  
SYSTON

- Industrial Premises with Two Storey Office Accommodation
- Air Conditioning

## Price on application

LE7 2LE

- Suspended Ceilings
- Double Glazing

The Property is located approximately 6.6 Miles from Leicester City Centre. Syston is conveniently located next to the Western Bypass (A46) which serves to connect the Property with the M1 Motorway and the A46.

### DESCRIPTION

The Property is an industrial premises with car park/yard area with additional parking opposite plus a separate self-contained workshop building, plus a secondary secure car park/compound opposite. The main warehouse and office building is constructed of a mix of two-storey office accommodation and single-storey production space. Additional offices have been constructed within the ground floor area and parts of the original warehouse have been modified to form enclosed print rooms with suspended ceilings and air-conditioning. Two Self Contained Industrial Units with additional storage compound 11614 Sq Ft (1079 Sq M)

This Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition. Warehouse and Offices 934 Sq. M (10,054 Sq. Ft) 1st Floor Office 112 Sq. M (1,205 Sq. Ft) Secondary Building 33 Sq. M (355 Sq. Ft) Total GIA = 1,079 Sq. M (11,614 Sq. Ft)

### BUSINESS RATES

According to information provided by the Valuation Office Agency Website, the April 2023 Rateable Value of 11 Victoria Street is £31,000 Interested parties are advised to contact Charnwood Council for more details.

### EPC

11 Victoria Street has an EPC rating of C-75.

### TERMS

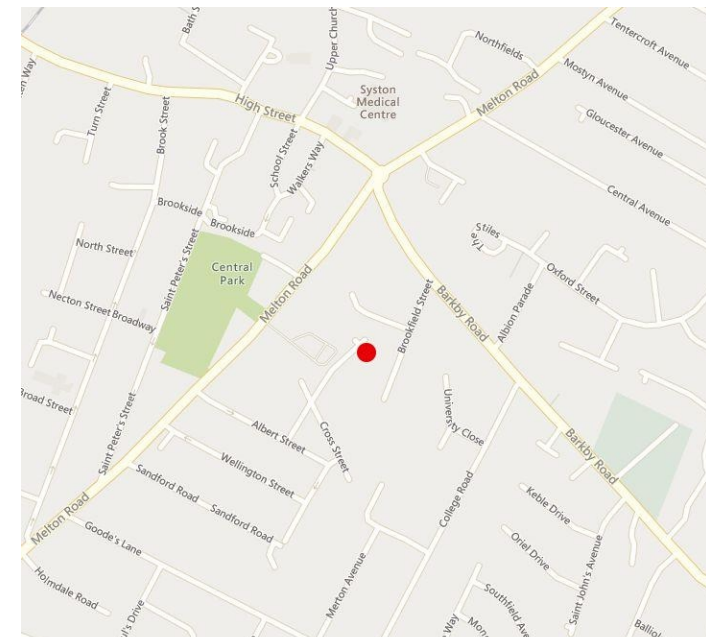
Property to be sold with vacant possession. Wells McFarlane Limited are advised that the Property is opted for tax and therefore VAT is applicable to the purchase price.

### LEGAL COSTS

Each party to bear their own legal costs.

### OFFER PROCEDURE

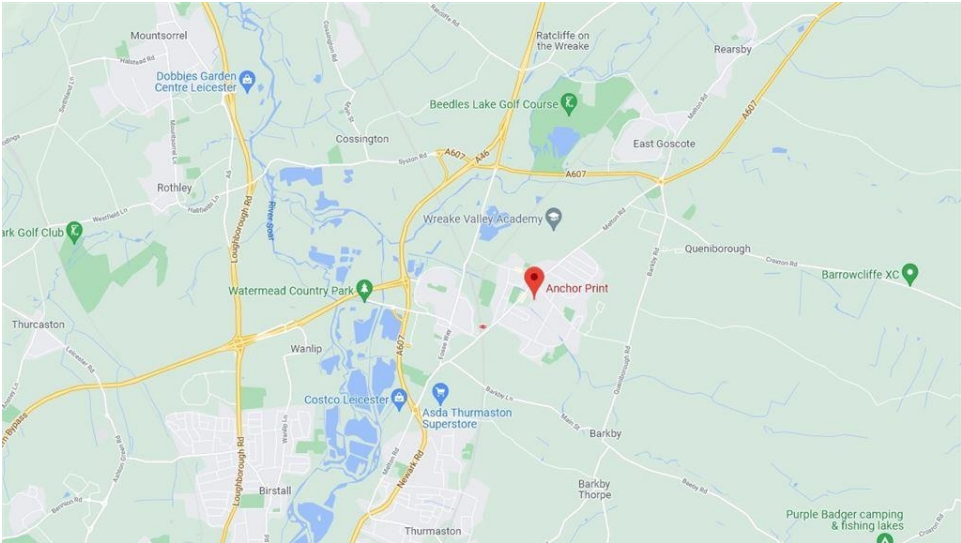
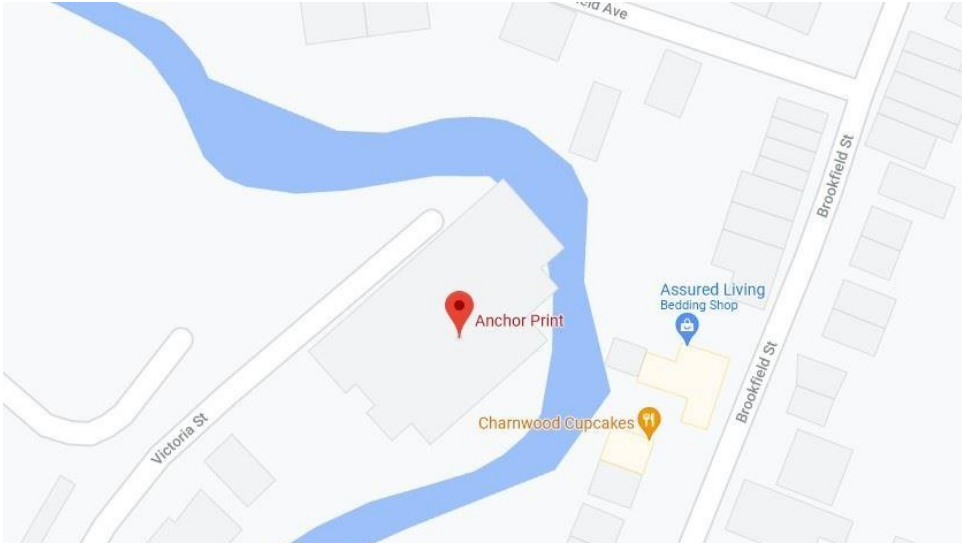
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# The Money Laundering, Terrorist Financing







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