



TO LET

£27,500 Per annum

UNIT 3A SPARKENHOE WORKS, DESFORD  
ROAD  
LEICESTER | LE9 2BF

- Dock Level Loading Door
- Three Phase Electricity
- 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 3a comprises a ground floor warehouse with a floor to underside ceiling height of approximately 3.6m, a docking bay with full height manual roller shutter doors, fluorescent ceiling lights and three phase power. Unit 3a will benefit from a kitchen and WC, with two separate personnel access doors to the front elevation.

There is a right of escape through the property in the event of a fire, for the adjoining property.

## ACCOMMODATION

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

Total GIA: 3,671 Sq. Ft (341.09 Sq. M)

## SERVICE CHARGE INFORMATION

The property rent is inclusive of the site service charge for the communal areas. The incoming Tenant is responsible for all fees in relation to the Property, including but not restricted to Business Rates, Building Insurance, Electric and Gas.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £19,750. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property is currently being refurbished and therefore an EPC will be available once the Property is completed.

## TERMS

The Property is available to let by way of a

new Lease on terms agreed by both parties.

## VAT

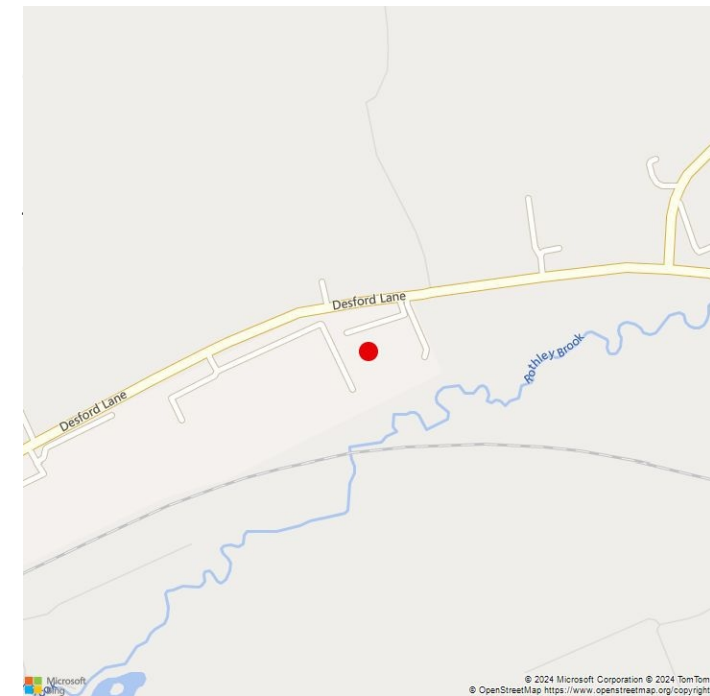
The rent quoted is exclusive of VAT, which is not chargeable.

## 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,



### SUBJECT TO CONTRACT Disclaimer:

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