



**FOR SALE**

£1,100,000 Guide price

8 WINSTON AVENUE CROFT  
LEICESTER | LE9 3ZG

- Rear secure yard area 15,470 sq.ft.
- 5m eaves height
- 10,906 sq ft of warehouse space
- 2,091 sq.ft of office space

## LOCATION

The property is situated in Croft Village within the Blaby District, approximately eight miles south-west of Leicester. The property is located at the end of the Winston Avenue cul-de-sac adjacent to the railway line. Blaby is approximately five miles from Leicester with nearby access to the M1 and M69 motorways. Nearby towns include Hinckley, Lutterworth, Oadby and Wigston.

The properties on Winston Avenue are a mix of industrial properties on the north side adjacent to the railway line with residential properties situated on the south side.

## DESCRIPTION

The industrial building is a portal-frame building with flat-roofed office section at the front of the site. The warehouse has a clear span internal layout with side and front elevation loading doors and approximately 5 metres eaves height. There are two separate office sections which have their own kitchen and WC facilities.

There is parking for approximately 12 vehicles to the front of the property within the secure yard area within the boundary of the property.

## ACCOMMODATION

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

The GIA is 10,906 sq ft (1,013.27 sq m). The warehouse area measures 8,815 sq.ft (819 sq.m) and the combined office sections measure 2,091sq.ft (194.27 sq.m).

In addition to the internal space there is a yard area to the rear of the building measuring approximately 15,470 sq.ft (1,438 sq.m). The yard can be accessed via gated private accessway to the left of the main building.

## BUSINESS RATES

The Valuation Office Agency do not provide any information regarding the Rateable Value of No.8. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property has an expired EPC rating of C.

## TERMS

The Property is available Freehold with Vacant Possession, at a guide price of £1,100,000.

## VAT

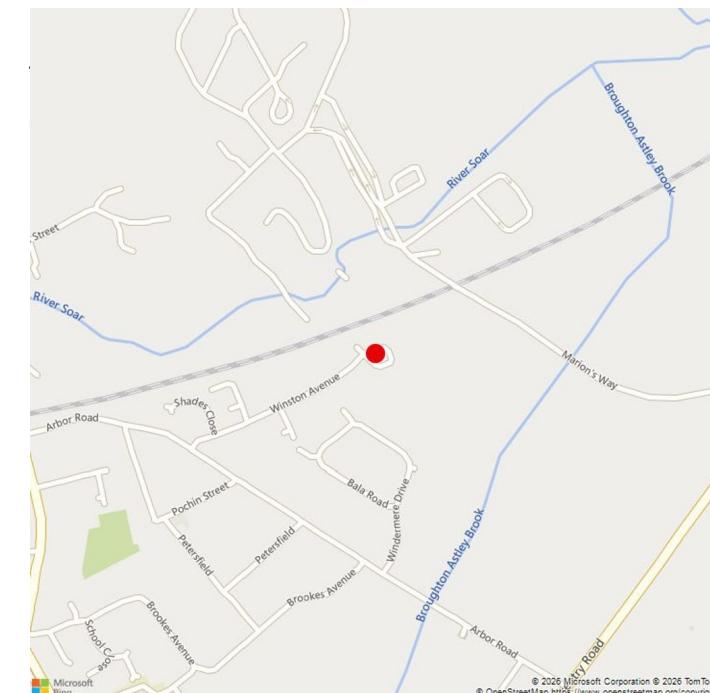
The Property is opted to tax and therefore VAT will be applicable to the purchase price.

## 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 of 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





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