

**MATHER
JAMIE**

01509 233433

**1 New Star Road
Leicester
Leics
LE4 9JD**

**TO LET
£260,000 pax**

Short-term Lease/Sub-Let Available or New Lease (to be agreed)



Warehouse / Factory

3,726.08 sq m (40,107 sq ft)

1 New Star Road, Leicester, Leics, LE4 9JD

DESCRIPTION

The subject property is a twin steel frame warehouse factory premises with loading bay which has been connected to a second large twin bay warehouse of steel frame, both with brick and profile clad elevations with internal eaves of approximately 5m.

The building benefits from 2x level access loading doors.

The property has minimal office content, male and female WCs.

Externally the site benefits from a large secure yard with loading access gate from New Star Road.

ACCOMMODATION

Total GIA	3,726.08 sq m	(40,107 sq ft)
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TENURE

The property is available by way of a sub-lease from the existing tenant on terms to be agreed.



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RENT

£260,000 (two hundred and sixty thousand pounds) per annum exclusive.

VAT

VAT will be applicable to the rent.

BUSINESS RATES

Local Authority: City of Leicester
Period: 2023/2024
Rateable Value: £156,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 50 within Band B. The EPC is valid until 2 July 2033.

PLANNING

We understand the premises has established planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987. Other uses within Classes B1/B2/B8 are likely to be granted. The property has previously been used for manufacturing within Class B2.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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LOCATION

The property occupies a prominent location fronting Thurmaston Lane, with access from both Wenlock Way and New Star Road.



what3words:

///straw.pill.thank



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations