



**Units 1-6 Barkby Brook Business Park  
Broad Street  
Syston  
LE7 1GH**

**TO LET**  
**From £24,000 pax**

**Available from Q3 2025**

**Build Status shown as at 9.4.25**



**New Build Industrial Units**

**From 175.03 sq m (1,884 sq ft)**

# Units 1-6 Broad Street, Barkby Brook Business Park, Syston, LE7 1GH

## DESCRIPTION

The development provides 6 purpose-built industrial units of brick and metal clad elevations, under a profiled and insulated pitched metal covered roof with 10% translucent light panels.

Each unit benefits from:

- Internal clearance to eaves of 6m
- Full height glazed entrance
- Electric roller shutter
- Solid concrete flooring
- Dedicated parking
- WC
- Kitchen
- Office (TBC)
- 3-phase power supply Fast fibre internet connection

## ACCOMMODATION

Unit 1	223.99 sq m	(2,411 sq ft)	
Unit 2	223.99 sq m	(2,411 sq ft)	
Unit 3	223.99 sq m	(2,411 sq ft)	
Unit 4	223.99 sq m	(2,411 sq ft)	Plus yard
Unit 5	175.03 sq m	(1,884 sq ft)	Plus yard
Unit 6	209.96 sq m	(2,260 sq ft)	





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## TENURE

The units are available by way of a new lease on terms to be agreed.

## RENT

Unit 1	£31,000 pax
Unit 2	£30,000 pax
Unit 3	£30,000 pax
Unit 4	£34,000 pax
Unit 5	£24,000 pax
Unit 6	£30,000 pax

## VAT

VAT will be charged on the rent.

## SERVICE CHARGE

A site wide service charge will be implemented on the estate. The current estimated annual charge will be £500 per unit, per annum.

## BUSINESS RATES

Local Authority: Charnwood

Period: 2025/2026

Rateable Value: To be assessed once the units are constructed



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## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

There are currently no Energy Performance Certificates for the properties, however once the units are constructed an EPC rating assessment will be requested.

## TIMING

It is expected that the units will be available circa Q3 2025.

## PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

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





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## Artist Impression of Completed Units



UNITS 1-4, VIEW ALONG NORTH  
(FRONT) ELEVATION



UNITS 5 & 6 VIEW ALONG SOUTH  
(FRONT) ELEVATION



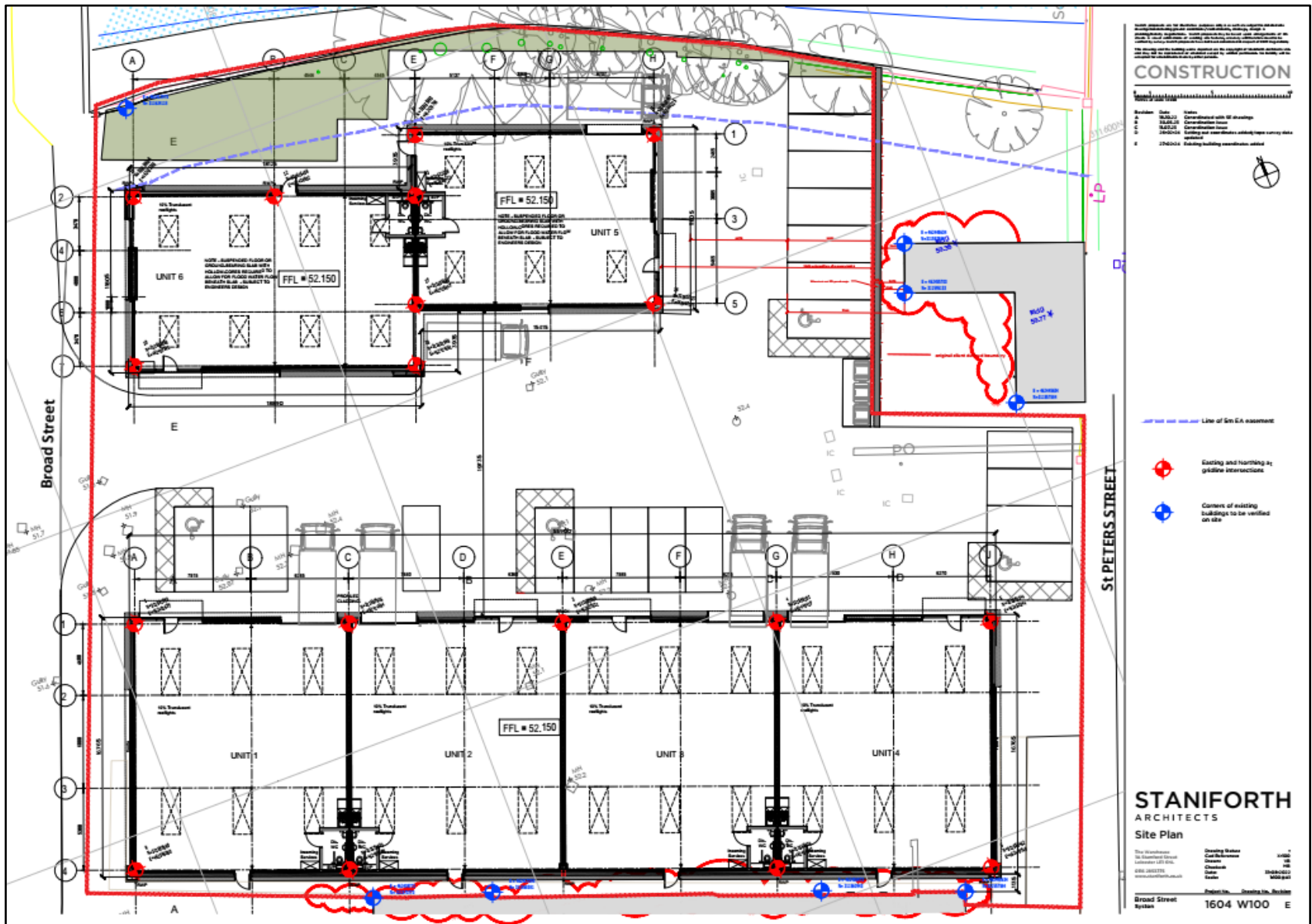
BROAD STREET ENTRANCE  
LOOKING SOUTH



LOADING AND PARKING BAYS LOOKING  
WEST TOWARDS BROAD STREET



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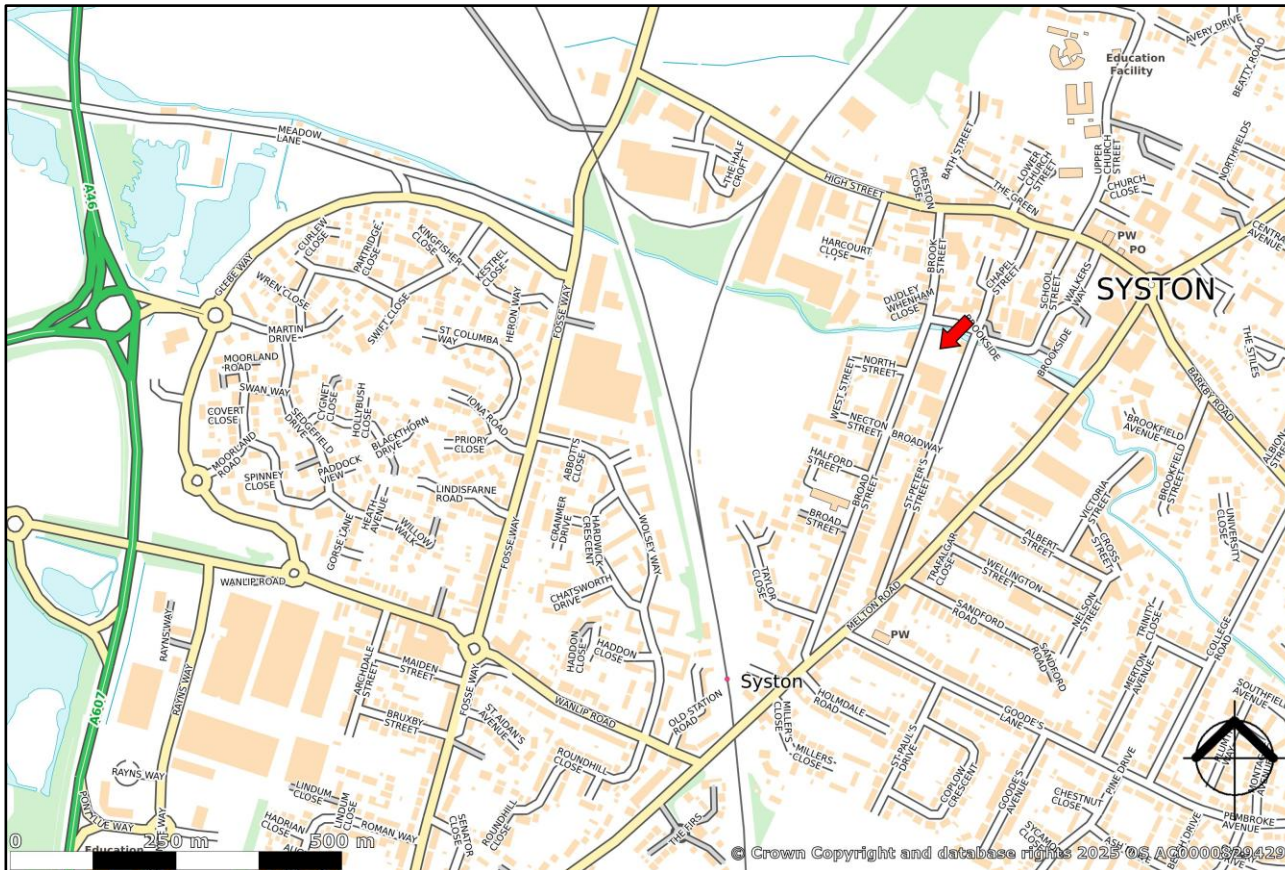
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## LOCATION

The site comprises a new industrial development situated on both Broad Street and St Peter Street within Syston. The A46 provides links to Leicester western bypass (circa 1.2 miles west) and the A607 Newark Road towards Leicester (circa 1.7 miles south).

The wider road links allow access to Junction 21 of the M1 motorway within 11.7 miles via the Leicester western bypass. The property is 7 miles from Leicester city centre.

 **what3words:** boat.stuff.wizard





## **CONTACT:**

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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