

**MATHER
JAMIE**
01509 233433

**Unit 3a(i) St Georges House
Gaddesby Lane
Rearsby
LE7 4YH**

TO LET
£67,000 pax



Warehouse & Ancillary Offices

805.04 sq m (8,665 sq ft)

Unit 3a(i) St Georges House, Gaddesby Lane, Rearsby, LE7 4YH

DESCRIPTION

The property comprises a mid-terrace warehouse unit of light steel truss construction with office accommodation, benefiting from internal clearance to eaves of approximately 5.4m, rear steel roller shutter loading door, solid concrete floor, entrance reception and office.

There is a good parking provision on site with the property benefiting from 8 spaces.

ACCOMMODATION

Total	805.04 sq m	(8,665 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed, on a full repairing and insuring basis. The exception is the roof will be excluded from the repairing liability of the Tenant, as it will be retained by the Landlord, ie, not demised to the Tenant. The Tenant will be required to pay a fair and reasonable proportion for the maintenance of the roof by way of a service charge.

RENT

£67,000 (sixty seven thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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SERVICE CHARGE

There is a site wide service charge dealing with maintenance of landscaping, site clearance, meter readings, contract administration, vegetation and gutter maintenance, external security lighting and power maintenance, security gates maintenance, management costs, surface water drainage, CCTV and Landlord's insurance based on percentage floor area. Current contribution 70p per sq ft to be reviewed annually.

BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: To be re-assessed

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

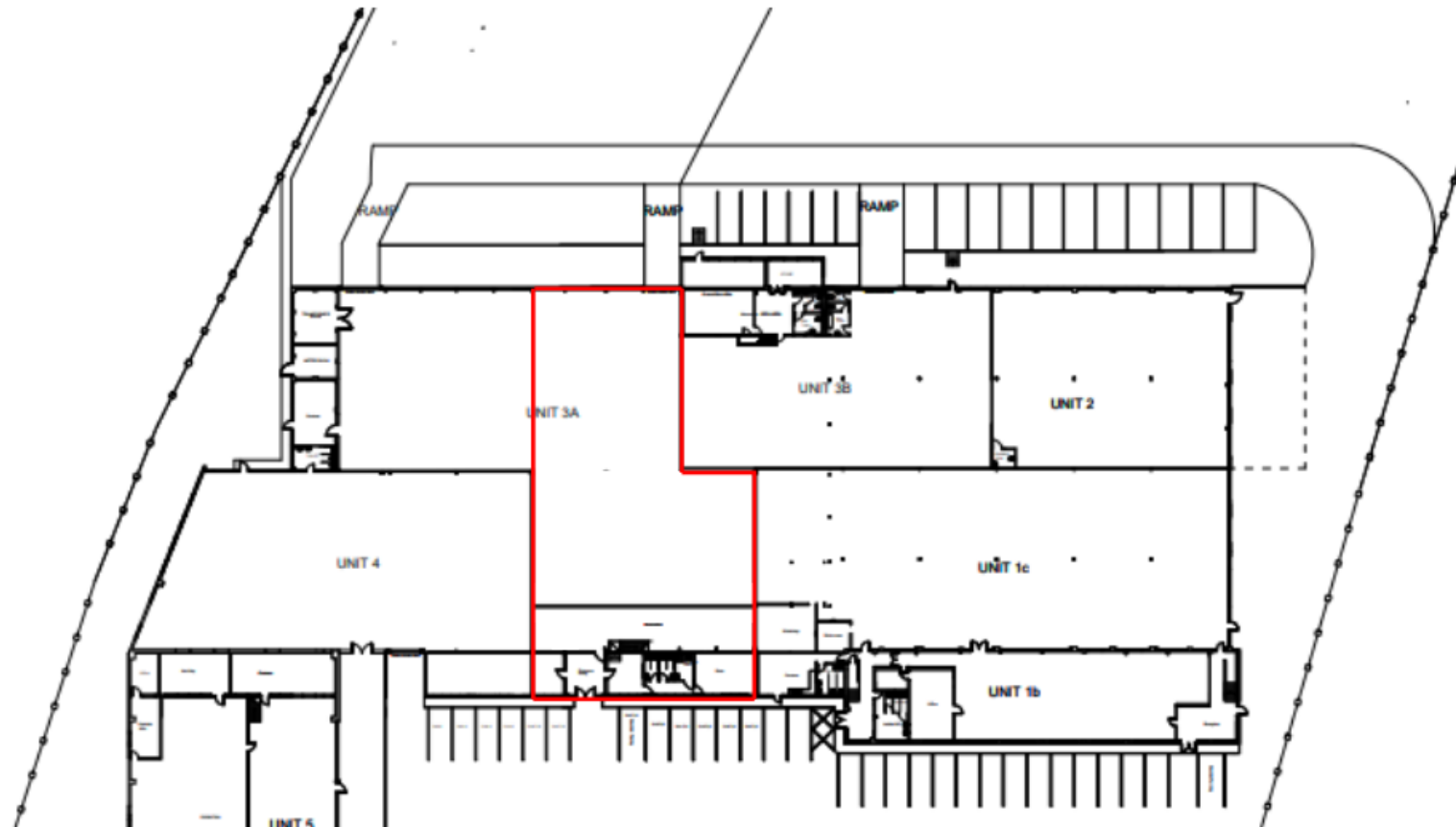
There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have established use under Class E / B8 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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LOCATION

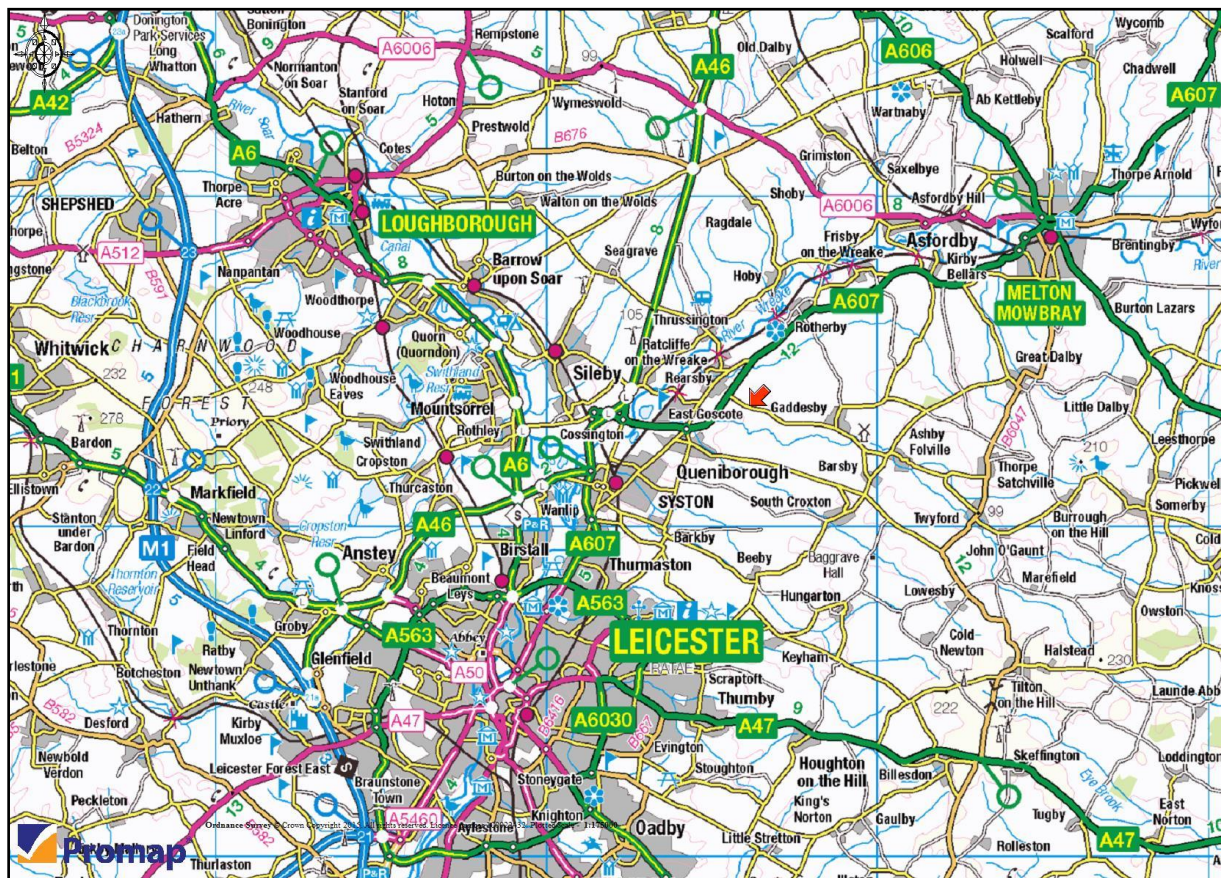
St Georges House Business Park fronts Gaddesby Lane to the north of Leicester approximately 3 miles from the A46 Leicester western bypass.

The location provides superb communication links to the A46 and wider East Midlands road network with the M1 approximately 11 miles to the west. The property is approximately 8 miles north of Leicester City Centre.



what3words:

///voltage.shelving.fizzle



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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