

**MATHER
JAMIE**
01509 233433

**8 Archdale Street
Syston
Leics
LE7 1NA**

FOR SALE
£500,000



Warehouse Premises

532.09 sq m (5,728 sq ft)

8 Archdale Street, Syston, Leics, LE7 1NA

DESCRIPTION

The property comprises a factory/warehouse premises with two-storey offices to the front elevation, brickwork to eaves beneath, a pitched light steel truss roof with insulated corrugated sheet roof incorporating translucent light panels.

Internally there is solid concrete flooring, double glazed UPVC windows to the side elevation, internal clearance to eaves of 3.42m, 3-phase power supply, heating currently provided by Cartivel gas fired blower heater to the warehouse and a roller shutter loading door.

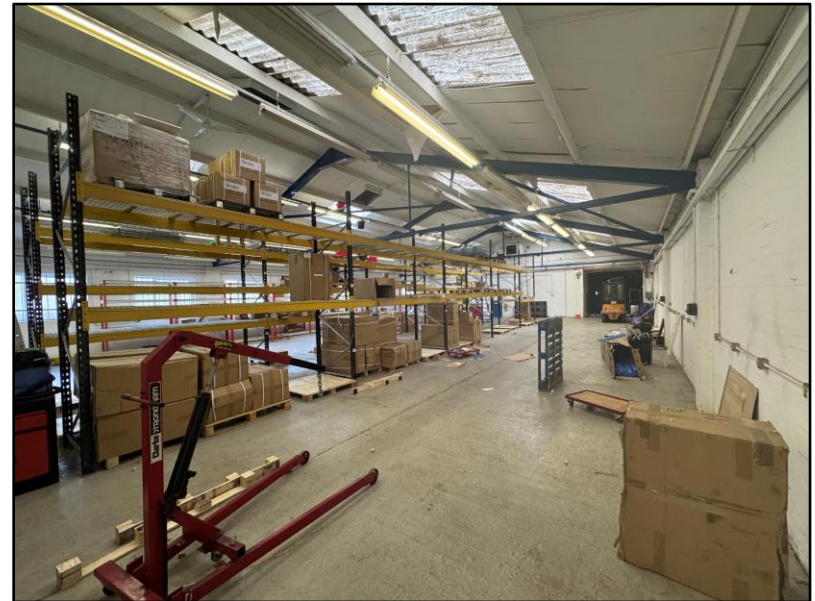
To the ground floor there is an office, ancillary accommodation, male and female WC, plus first floor office, kitchen and WC.

The offices benefit from surface mounted strip lighting, gas central heating to radiators and air conditioning cassettes in part.

The property is situated within a self-contained site.

ACCOMMODATION

Ground Floor	478.53 sq m	(5,151 sq ft)
First Floor Offices	53.56 sq m	(577 sq ft)
Total GIA	532.09 sq m	(5,728 sq ft)
Mezzanine	24.31 sq m	(262 sq ft)
Total inc mezzanine	556.40 sq m	(5,990 sq ft)



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TENURE

The property is available freehold with vacant possession.

PRICE

£500,000 (five hundred thousand pounds).

VAT

VAT will not be charged on the sale price.

BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: £20,500

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 authorised planning consent under Class 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.

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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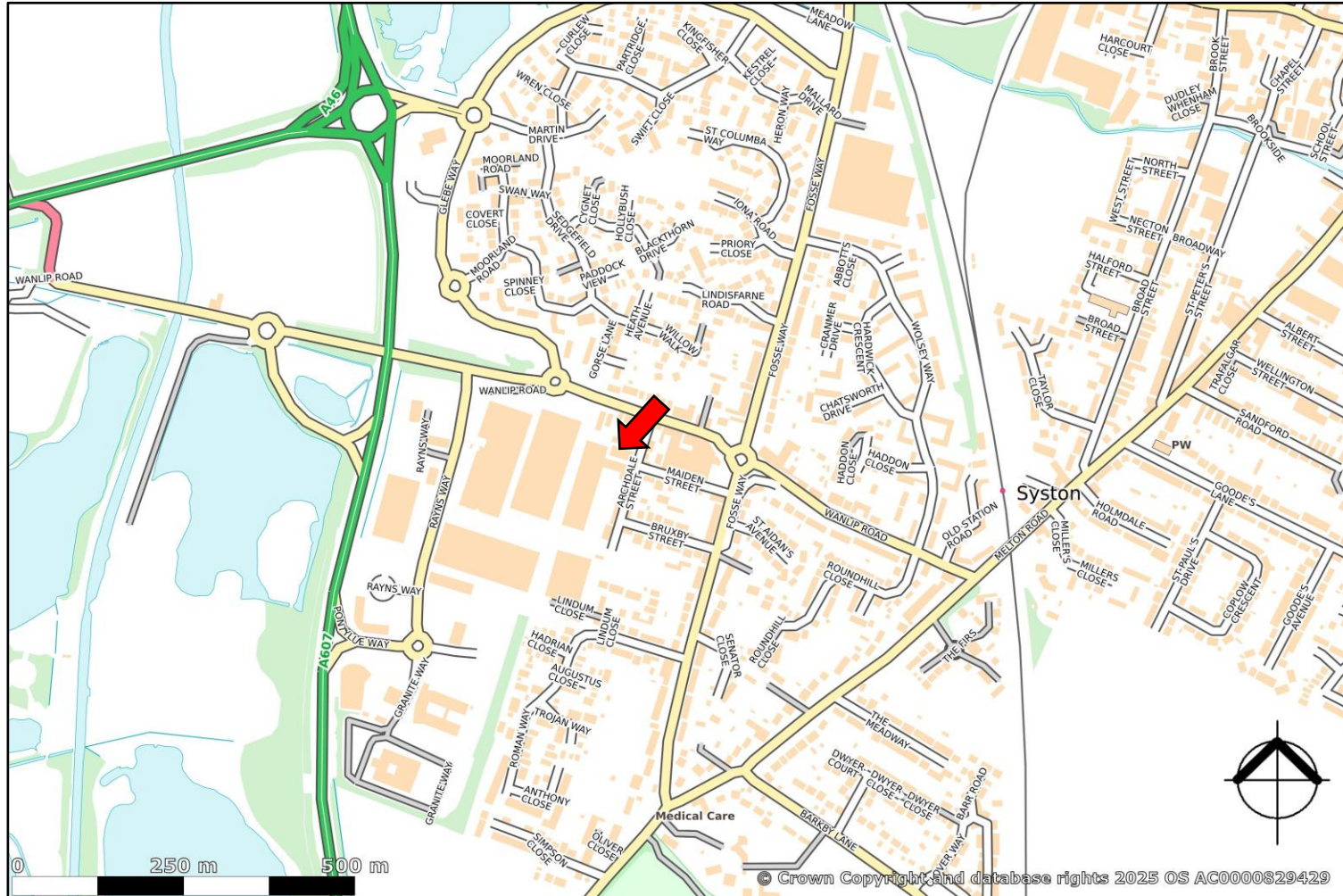


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LOCATION

The subject property is located on Archdale Street within the village of Syston, offering good communication to the A46 Leicester western bypass.

 **what3words:** [///jukebox.punchy.twin](https://www.what3words.com////jukebox.punchy.twin)



CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720

Matt Egglenton BSc (Hons)
matt.egglenton@matherjamie.co.uk
07751 752280



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

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