

**MATHER
JAMIE**
01509 233433

**Unit 2D Hayhill Industrial Estate
Barrow upon Soar
Leics
LE12 8LD**

TO LET
£16,500 pax



Industrial Unit

106.87 sq m (1,150 sq ft)

Unit 2D Hayhill Industrial Estate, Barrow upon Soar, Leics, LE12 8LD

DESCRIPTION

The property is an end-terrace unit within a block of four industrial units beneath a mono-pitched roof benefiting from:

- Main workshop area with a maximum eaves height of approximately 7.3m and minimum of approximately 5.4m with solid concrete flooring
- Office space
- Kitchen
- WC facilities
- Fast fibre internet connection
- 3-phase power supply with 60kVA
- Electric wall heater within the offices
- High bay LED lighting within the workshop area
- Up-and-over powered roller shutter door, plus pedestrian entrance
- Double glazed windows to the front elevation
- Externally each unit benefits from 3 allocated car parking spaces

NB: There is no gas supply to the units.

ACCOMMODATION

Total GIA	106.87 sq m	(1,150 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed.



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RENT

£16,500 (sixteen thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

SERVICE CHARGE

A site wide service charge will be available on the estate. The estimated annual charge to be circa £100 per unit per annum.

BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: £7,800

NB: The property may benefit from small business rates relief. Interested parties should make their own enquiries.

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 3 November 2032.

PLANNING

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

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

OFSI SANCTIONS CHECK

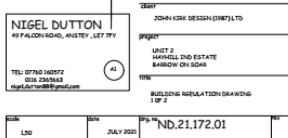
With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

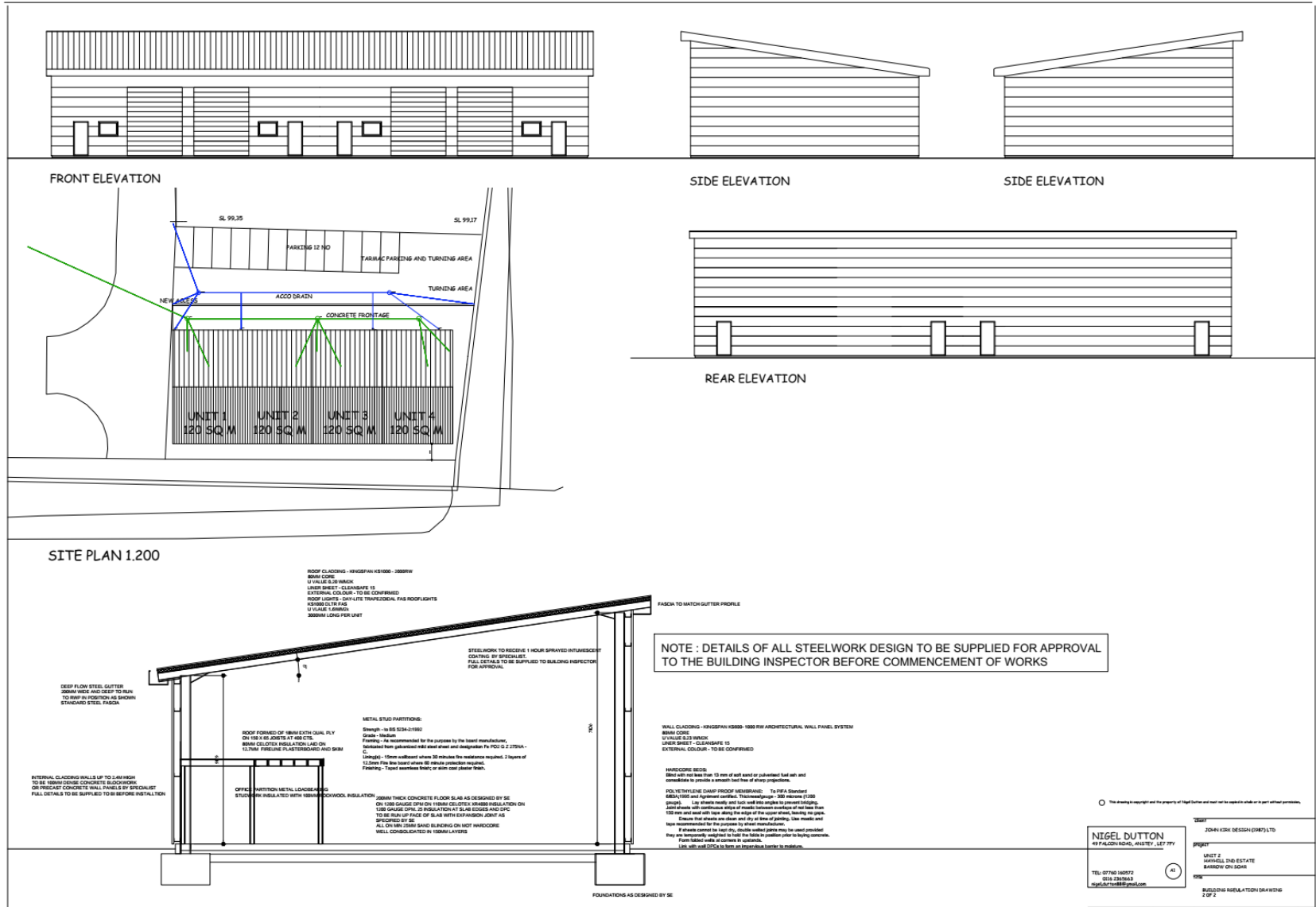
A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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LOCATION

Hayhill Industrial Estate is an industrial complex situated between the villages of Barrow upon Soar and Sileby, with Sileby Road providing direct access to the A6 which is approximately 1 mile.

The A6 provides links to Loughborough (approximately 5½) miles to the north and Leicester (approximately 8½) miles to the south. Junction 23 of the M1 motorway is situated approximately 8½ miles to the north-west of the site.



what3words: ///rejoined.elephant.daydream



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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