MATHER JAMIE
01509 233433

16 Pinfold Road
Thurmaston
Leics
LE4 8AS

TO LET

£95,000 pax

Detached Industrial Premises

1,197.8 sq m (12,893 sq ft)

16 Pinfold Road, Thurmaston, Leics, LE4 8AS

DESCRIPTION

The subject property provides a purpose-built, high-eaves industrial workshop premises, with ancillary two-storey offices on a self-contained secure site.

The main workshop has a steel portal frame with clad elevations, beneath a pitched roof incorporating 10% translucent light panels with internal clearance to eaves of approximately 14.65m.

The workshop benefits from three large roller shutter loading accesses to the front elevation, with an additional roller shutter access to the rear. There are three further doors currently not used.

The main factory has a partition section with its own 3.2 tonne crane providing spray booth area. This can be opened up into the main factory space which benefits from a 20 tonne crane and a 3.2 tonne crane (none of the cranes have been tested).

The offices are arranged over two floors providing canteen, office, WC and ancillary office space to the ground floor workshop, together with first floor offices including board room, private offices, meeting rooms, male and female WC and kitchen.

The offices benefit from gas central heating, suspended ceilings with inset lighting.

RENT

£95,000 (ninety five thousand pounds) per annum exclusive.

VAT

VAT will be applicable to the rent.

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ACCOMMODATION

Factory	936.02 sq m	(10,075 sq ft)
Stores / Offices	33.35 sq m	(359 sq ft)
Canteen / WCs	35.49 sq m	(382 sq ft)
Offices	58.06 sq m	(625 sq ft)
Total GIA	**1,062.92 sq m**	**(11,441 sq ft)**
First Floor		
Offices	134.88 sq m	(1,452 sq ft)
Total GIA	**1,197.8 sq m**	**(12,893sq ft)**

SITE

The property benefits from a large, gated, secure yard. Additional yard area may be available by separate negotiation. Shown in blue on plan (approximate boundary).

TENURE

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

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BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £61,500

LEGAL COSTS

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

PLANNING

We understand the premises have authorised planning consent under Class B2 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

The subject property is located on Pinfold Road with 2 vehicle access points into its substantial secure yard areas.

Pinfold Road has superb access via the A607 Melton Road to the Leicester western bypass which is 2 miles to the north of the property and 7 miles to the east of Junction 21A of the M1 motorway.

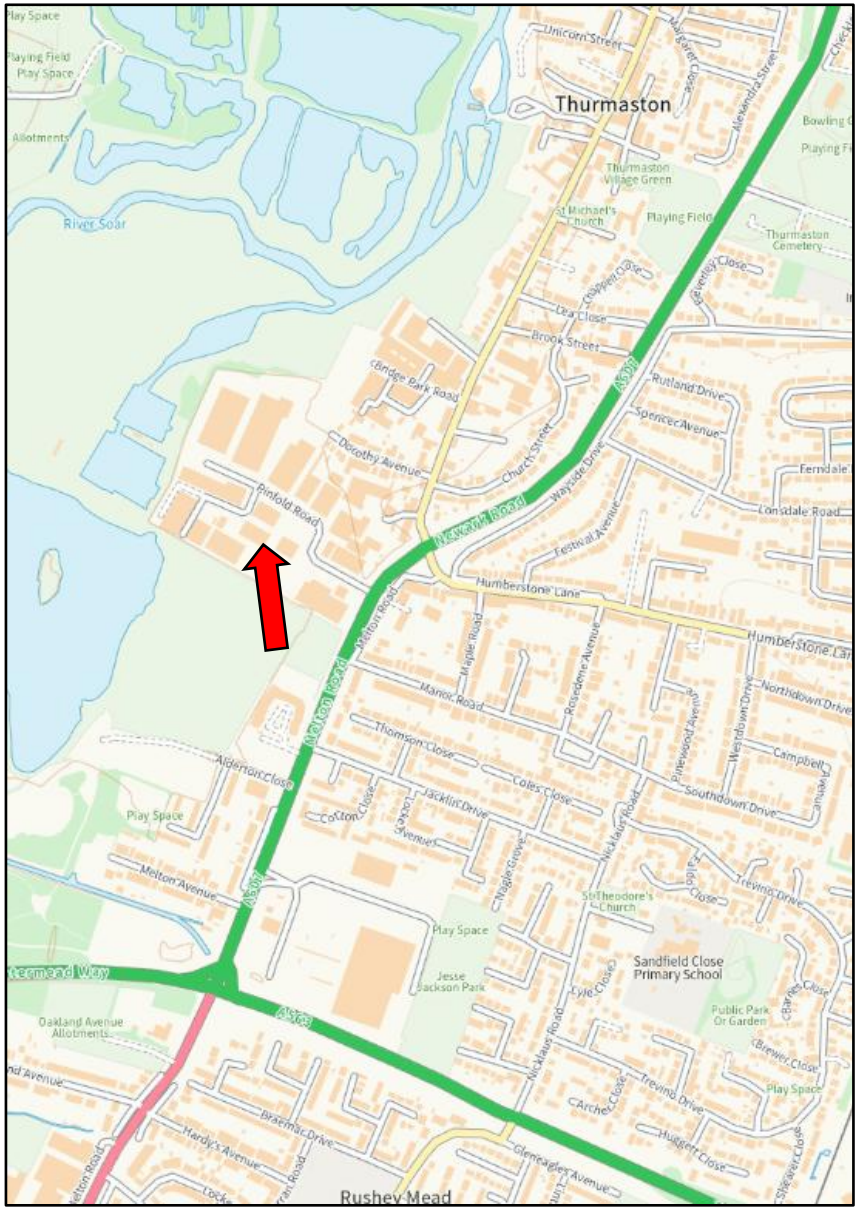
what3words: ///simple.shed.vibes

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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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