

**MATHER  
JAMIE**  
01509 233433

**7a Trevanth Road  
Leicester  
Leics  
LE4 9LS**

**FOR SALE / TO LET**  
**£725,000 / £52,500 pax**



**Industrial/Warehouse Unit**

**539.97 sq m (5,812 sq ft)**

# 7a Trevanth Road, Leicester, Leics, LE4 9LS

## DESCRIPTION

Modern portal frame semi-detached warehouse with profile sheet clad elevations and power roller shutter loading door, solid concrete flooring, 3-phase power supply, eaves height of 6.23m and Powermatic gas blower to the warehouse. The property benefits from additional two-storey offices, brick elevations beneath flat roof.

Externally the property benefits from a large front-loading apron and an additional yard/parking area at the side of the property. There is also an EV charging point.

## ACCOMMODATION

Ground Floor		
Warehouse	431.37 sq m	(4,643 sq ft)
Offices	50.74 sq m	(546 sq ft)
First Floor	57.86 sq m	(623 sq ft)
Total	<b>539.97 sq m</b>	<b>(5,812 sq ft)</b>

## TENURE

The property is available freehold with vacant possession, or leasehold for a minimum term of 5 years.

## PRICE

**£725,000 (seven hundred and twenty five thousand pounds).**

## RENT

**£52,500 (fifty two thousand five hundred pounds)** per annum exclusive.

## VAT

VAT will be charged on the sale price / rent.

## BUSINESS RATES

Local Authority: Leicester City

Period: 2024/2025

Rateable Value: £38,000

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 94 within Band D. The EPC is valid until 21 July 2034.

## PLANNING

We understand the premises have authorised planning consent 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. We are of the opinion, subject to planning, that the property could be extended.

## WORKING HOUR RESTRICTIONS

There are working hour restrictions that stipulate no machinery should be operated nor work undertaken, including deliveries, outside the hours of 07.30 - 18.00 Monday to Friday or 07.30 - 13.00 on Saturday and not at any time on Sunday or any official Bank Holiday.

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## Indicative Site Plan



Produced on Land App, Nov 26, 2024  
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20 m  
Scale 1:768 (at A4)





# 7a Trevanth Road, Leicester, Leics, LE4 9LS

## LOCATION

The subject property is located on Trevanth Road, a modern area of industrial development within the established Troon Industrial Estate. The location has superb access via the A46 Western Bypass to the M1 south or north towards Newark/Nottingham.



**what3words:**

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## **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