

**MATHER
JAMIE**
01509 233433

**Unit D1 Winchester Avenue
Blaby Industrial Park
Blaby
LE8 4GZ**

TO LET
£37,000 pax



Industrial / Warehouse Unit plus Yard

405.92 sq m (4,369 sq ft)

Unit D1 Winchester Avenue, Blaby Industrial Park, Blaby, Leics, LE8 4GZ

DESCRIPTION

The property comprises a semi-detached, steel portal frame industrial/warehouse premises, beneath a profile clad roof incorporating translucent light panels.

Internally the property provides open plan warehouse accommodation benefiting from solid concrete flooring, roller shutter door, internal clearance to eaves of approximately 4.6m, 3-phase power supply, LED lighting, plus ground and first floor office accommodation with male and female WCs.

Externally the property benefits from a self-contained yard with parking for approximately 12 cars.

ACCOMMODATION

Workshop/Office	315.8 sq m	(3,399 sq ft)
Offices	90.12 sq m	(970 sq ft)
Total GIA	405.92 sq m	(4,369 sq ft)

TENURE

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



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RENT

£37,000 (thirty seven thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.

BUSINESS RATES

Local Authority: Blaby
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.



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PLANNING

We understand the premises have authorised planning consent under Class E / 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.

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

The subject property fronts Winchester Avenue within Blaby, to the south of Leicester City Centre, with good road communications to the general Leicester road network and Junction 21 of the M1 motorway, which is approximately 3 miles distant.

 **what3words:** [///locate.weds.baked](https://www.what3words.com/locate/weds.baked)



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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