



Historic Photo from 2019

**Warehouse & Ancillary Offices**

**755.17 sq m (8,129 sq ft)**

# Unit 4 St Georges House, Gaddesby Lane, Rearsby, LE7 4YH

## DESCRIPTION

The property forms part of a larger industrial/office complex comprising a light steel truss warehouse with internal clearance to eaves of approximately 5.4 metres. The premises have steel roller shutter loading access door, entrance reception and office, benefitting from solar panels to the roof.

There is good car parking facilities on site with the property benefitting from 8 spaces.

## ACCOMMODATION

Total	755.17 sq m	(8,129 sq ft)
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## TENURE

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

The roof is excluded from the repairing liability of the Tenant and is retained by the Landlord, not demised to the Tenant. The Tenant will be required to pay fair and reasonable proportion of the maintenance repair of the roof by way of a service charge.

## RENT

**£61,000 (sixty one thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.



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## SERVICE CHARGE

There is a site wide service charge dealing with maintenance of landscaping, site clearance, meter readings, contract administration, vegetation and gutter maintenance, external security lighting and power maintenance, security gates maintenance, management costs, surface water drainage, CCTV and Landlord's insurance based on percentage floor area. Current contribution 70p per sq ft to be reviewed annually.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2024/2025  
Rateable Value: £17,750

## 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 established use 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.

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## LOCATION

St Georges House Business Park fronts Gaddesby Lane to the north of Leicester approximately 3 miles from the A46 Leicester western bypass.

The location provides superb communication links to the A46 and wider East Midlands road network with the M1 approximately 11 miles to the west. The property is approximately 8 miles north of Leicester City Centre.



**what3words:**

///voltage.shelving.fizzle



## **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