

**MATHER
JAMIE**
01509 233433

**Unit 4J Gelders Hall Road
Shepshed
Leics
LE12 9NH**

TO LET
£16,000 pax



Warehouse

113.1 sq m (1,217 sq ft)

Unit 4J Gelders Hall Road, Shepshed, Leics, LE12 9NH

DESCRIPTION

The subject property provides a modern, mid-terrace industrial unit of steel portal frame construction with brick and block elevation to eaves, beneath a pitched insulated roof incorporating 10% translucent light panels.

The property benefits from internal clearance to eaves of 4.6m, WC and roller shutter loading access door.

To the rear there is an additional steel mezzanine floor fitted.

Externally the property benefits from a large shared service yard, ample off-road parking, facilitating easy access to the loading bay.

ACCOMMODATION

Ground Floor Warehouse	113.1 sq m	(1,217 sq ft)
Rear Storage Mezzanine	46.3 sq m	(498 sq ft)
Total GIA	159.4 sq m	(1,715 sq ft)

RENT

£16,000 (sixteen thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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TENURE

The property is available by way of a surrender of the existing lease and provision of a new lease direct from the Landlord. The lease is excluded from the Security of Tenure Provisions, Section 24-28 of the Landlord and Tenant Act 1954.

Any new lease would be on terms to be agreed, subject to a minimum of a 5-year term.

SERVICES

Mains drainage, water and electric are connected to the property, with both single and three-phase electric supply. Lighting provided. No heating within the unit.

SERVICE CHARGE

There is a site wide service charge. Further details can be provided on request.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £9,600

NB: The property should 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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 98 within Band D. The EPC is valid until 2 November 2031.

PLANNING

We understand the premises have established use under Class B8 (storage and distribution) 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 property is located on Gelders Hall Industrial Estate, the premier industrial location to the west of Junction 23 of the M1 motorway within the town of Shepshed.

The property benefits from superb access to Junction 23 being approximately 1 mile distant.

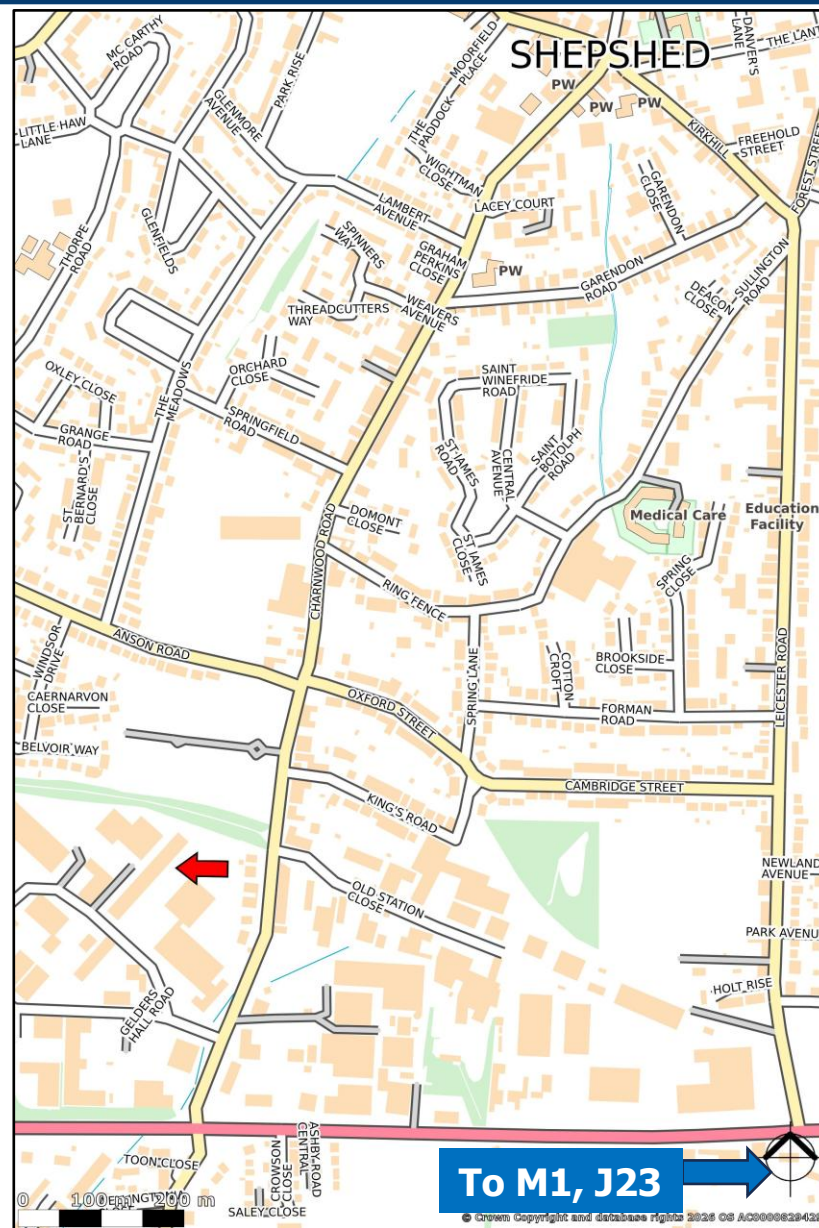
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OFSI SANCTIONS CHECK

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.



CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

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.