

**MATHER
JAMIE**

01509 233433

82 Broad Street
Syston
Leics
LE7 1GJ

TO LET
£35,000 pax



Warehouse Unit

372.67 sq m (4,011 sq ft)

82 Broad Street, Syston, Leics, LE7 1GJ

DESCRIPTION

Refurbished warehouse unit with two-storey offices benefiting from a substantial side yard providing secure parking or additional external storage.

The warehouse has solid concrete flooring beneath a light steel truss roof with clearance to eaves of 5.38m and powered roller shutter loading access door.

The two-storey offices provide a mixture of private and general offices with WCs at both ground and first floor.

ACCOMMODATION

Ground Floor		
Workshop	204.54 sq m	(2,202 sq ft)
Office	71.78 sq m	(773 sq ft)
Total GIA	276.32 sq m	(2,974 sq ft)
First Floor		
Offices	96.35 sq m	(1,037 sq ft)
Total GIA	372.67 sq m	(4,011 sq ft)

TENURE

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

RENT

£35,000 (thirty five thousand pounds) per annum exclusive.



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VAT

The position regarding VAT is to be confirmed.

BUSINESS RATES

Local Authority: Charnwood

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.

PLANNING

We understand the premises have authorised planning consent under Class B1/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

The subject property fronts Broad Street close to its junction with Broadway and opposite Central Park being located within Syston with superb communications to the A46 Leicester western bypass within approximately 1.2 miles to the west and the A607 Newark Road towards Leicester approximately 1.7 miles to the south.

In addition, the premises are within ½ mile of Syston railway station and Syston town centre.

Within walking distance of the property there is a free car park on the junction of Brookside and Chapel Street.

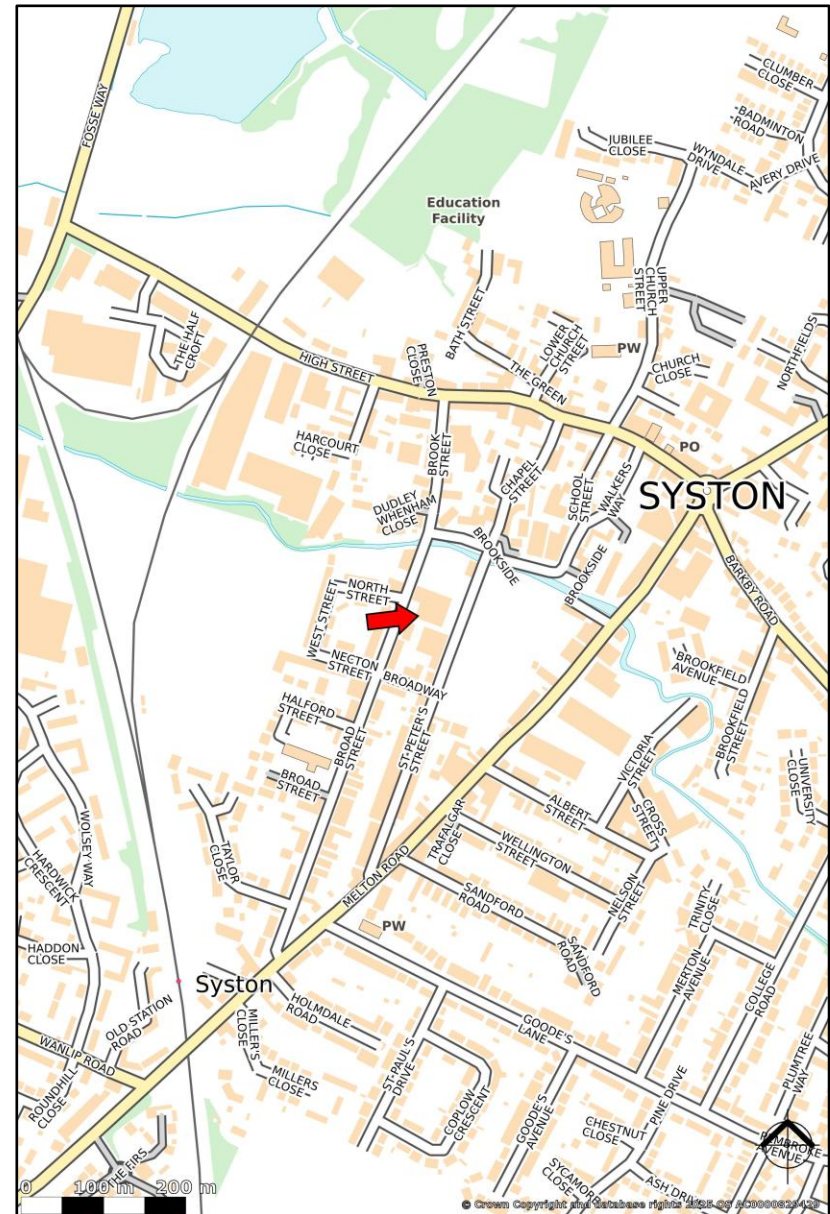
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OFSI SANCTIONS CHECK

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.



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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