

**MATHER
JAMIE**

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**Unit 7 Mill Lane Industrial Estate
The Mill Lane
Glenfield
Leicester LE3 8DX**

TO LET
Guide £500,000 pax



Logistics Warehouse

6,736.35 sq m (72,510 sq ft)

Unit 7 Mill Lane Industrial Estate, The Mill Lane, Glenfield, Leicester, Leics, LE3 8DX

DESCRIPTION

Purpose built logistics premises with ancillary offices and gatehouse within a secure site.

Warehouse:

- Eaves 8.87m
- 30 loading doors comprising:
 - 6 high-level dock leveller doors
 - 6 dock leveller doors
 - 17 dock level doors
 - 1 level access door
- PIR sensor LED lighting
- Solid concrete flooring
- Clearspan warehouse

Gatehouse

Two-Storey Offices:

- Air conditioning providing heating and cooling
- Double glazing
- Lift to first floor offices
- Open plan ground floor
- Male & disabled WCs to ground floor
- Canteen to ground floor
- Mixture of open plan and private offices to the first floor
- Male & female WCs to the first floor
- Kitchen to the first floor

LPG gas tanks provide supply to blower heaters within the warehouse and gas central heating to the offices.

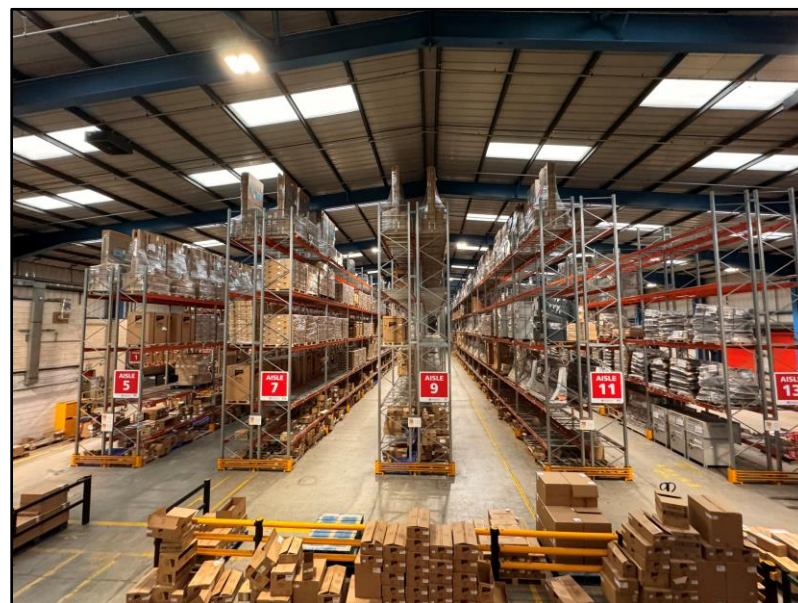
Externally there is a substantial concrete yard with depth of 35m and parking for in excess of 100 cars.



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ACCOMMODATION

Ground Floor		
Warehouse	6,017.51 sq m	(64,772 sq ft)
Offices	359.42 sq m	(3,869 sq ft)
Total GIA	6,376.93 sq m	(68,641 sq ft)
First Floor		
Offices	359.42 sq m	(3,869 sq ft)
Total GIA	6,736.35 sq m	(72,510 sq ft)
Gatehouse	13.37 sq m	(144 sq ft)
Concrete Mezzanine (above office)	359.42 sq m	(3,869 sq ft)
Site Area	3.7 acres	



TENURE

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

GUIDE RENT

£500,000 (five hundred thousand pounds) per annum exclusive.

VAT

VAT will be applicable to the rent.

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BUSINESS RATES

Local Authority: Blaby
Period: 2023/2024
Rateable Value: £312,500

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 55 within Band C. The EPC is valid until 24 February 2030.

PLANNING

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987.

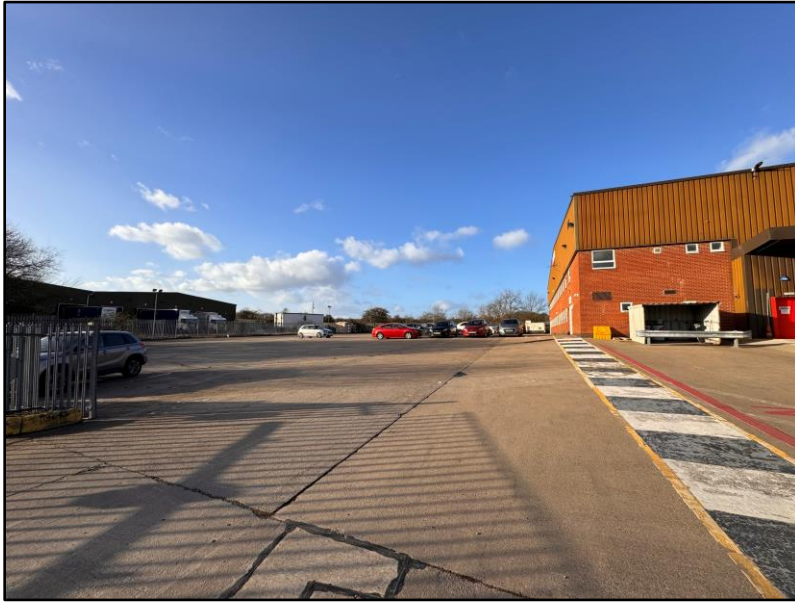
Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



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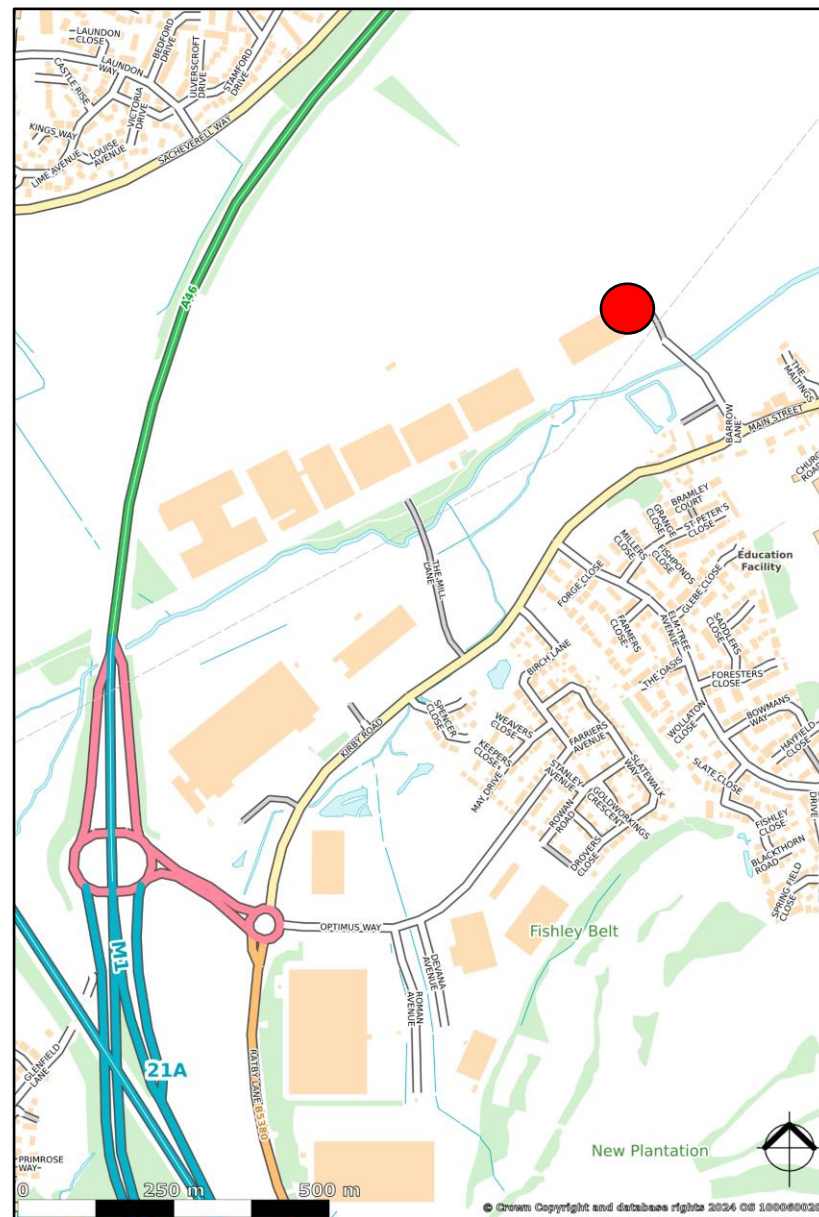
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LOCATION

Superbly located logistics warehouse within 1 mile of the A46 Leicester western bypass and Junction 21A of the M1 motorway.

Mill Lane Industrial Estate is located to the north of Glenfield. Nearby occupiers include Winit, Bowden & Co and DHL.

- Junction 21 of the M1/M69 motorways is within approximately 4 miles
- East Midlands Airport - approximately 17 miles to the north
- Birmingham Airport – approximately 35 miles to the south-west



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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.