

**MATHER
JAMIE**

01509 233433

Part rear of Unit 45 Ashby Road Central
Shepshed
Leics
LE12 9BS

TO LET
£112,000 pax

Approximately 1/2 mile from Junction 23 of the M1 motorway



Substantial Warehouse Premises

1,596.80 sq m (17,187 sq ft)

Part rear of Unit 45 Ashby Road, Shepshed, Leics, LE12 9BS

DESCRIPTION

The property provides for a substantial single-storey warehouse of steel portal frame construction beneath a pitched roof incorporating 10% translucent light panels with 1x powered roller shutter and 1x concertina loading door.

The premises benefit from an office and warehouse space with ancillary WCs. The warehouse has an internal clearance to eaves of 5.88m.

There is a large yard at the rear access for external storage and loading and there is shared loading at the front of the property.

NB: Part of the property is occupied by the Landlord.

ACCOMMODATION

Warehouse, Offices & WCs (GIA)	1,596.80 sq m	(17,187 sq ft)
--------------------------------	---------------	----------------

TENURE

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



Part rear of Unit 45 Ashby Road, Shepshed, Leics, LE12 9BS

RENT

£112,000 (one hundred and twelve thousand pounds) per annum exclusive

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: TBC

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



Part rear of Unit 45 Ashby Road, Shepshed, Leics, LE12 9BS

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 that the premises has authorised use under Class B8 (storage & 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.

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 applicant(s).



Part rear of Unit 45 Ashby Road, Shepshed, Leics, LE12 9BS

Rear Warehouse JR House 45 Ashby Road
Central Shepshed



Produced on Dec 20, 2023.
© Crown copyright and database right 2023 (licence number 100059532)



20 m
Scale 1:962 (at A4)



CONTACT:

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

Charlie Lallo MRICS
charlie.lallo@matherjamie.co.uk
07751 752280



**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