



## Semi Detached Warehouse with Office Accommodation 4,581 Sq Ft (425.57 Sq M)

- 6m Eaves
- Level Access Loading
- Heart of Thurmaston Industrial Estate

# Semi Detached Warehouse with Office Accommodation

## 4,581 Sq Ft (425.57 Sq M)

### Location

Unit 2 is situated on the well-established Thurmaston Industrial Estate, just 3 miles north-east of Leicester city centre. The estate provides excellent transport connectivity via Lewisher Road, Barkby Road and Troon Way, with quick links to the A46, A47, A50, A6 and the M1/M69 motorway network. This is one of Leicester's most sought-after industrial locations, home to a wide range of occupiers including trade counters, manufactures and logistic firms.

### Description

The warehouse features a modern steel portal frame construction with brick elevations and steel profile cladding with a generous eaves height of 6m (clear working height 5.3m), a level access roller shutter door for efficient loading, LED light and gas-fired air space heating.

The office accommodation comprises a reception, WCs (male, female & disabled), and kitchenette on the ground floor and open-plan office space and additional WC to the first floor. The office accommodation is carpeted, has gas central heating, fluorescent lighting, and UPVC double-glazing.

Externally, there is a shared service yard with excellent circulation and with allocated car parking spaces.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	3,131	290.87
Office	1,450	134.7
<b>TOTAL</b>	<b>4,581 SQ FT</b>	<b>425.57 SQ M</b>

### Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

### VAT

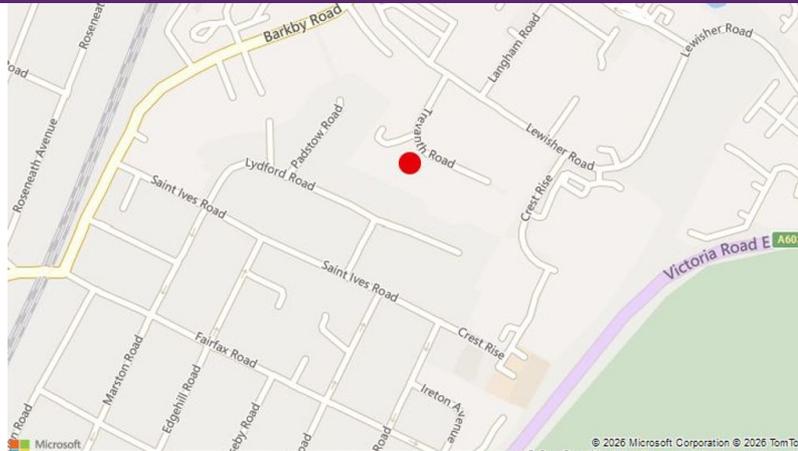
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

On application.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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