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Niche Commercial Property Agents

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Substantial Factory/Warehouse Premises

Accu House

1 Sanvey Gate, Leicester, LE1 4EP

Total GIA: 23,364 sq. ft

FOR SALE/TO LET



KEY FEATURES



Substantial Factory/Warehouse Premises



High Profile Central Location



Good Local Labour Force



Benefitting from Two Internal Goods Lift



Electronically Operated Roller Shutters



Suitable for a Variety of Uses (STP)

LOCATION :

The property is prominently positioned on the corner of Sanvey Gate and St Margaret's Way (A6) in Leicester on the western periphery of the city centre. The property benefits from a prominent frontage on St Margaret's Way (A6), a major arterial route in and out of the city centre via Leicester's inner ring road system which further connects to J21 of the M1/M69 motorway network. The property also has the benefit of further transport links with easy access to J22 of the M1 motorway via the A50. There is a good local labour force within close proximity whilst a wide variety of amenities are available within an established city centre which is within walking distance.

DESCRIPTION :

A substantial two storey building of portal frame construction with brick infill panels beneath a part pitched roof covered in corrugated roof sheets and part flat asphalt roof. The floors are constructed in solid concrete throughout. At ground level, the floor to ceiling height is circa 5.2m, whilst at first floor level, the eaves height is circa 3.9m. The premises benefits from loading within the rear elevation via two loading bays that incorporate six electronically operated roller shutters.

Internally, the property has been laid out to provide a predominantly clear and unencumbered warehouse space together with welfare facilities at ground floor level whilst the upper floor comprises further open plan warehouse accommodation, offices that have been sub-divided by way of demountable partitioning and welfare facilities. The property has the benefit of three phase power and is heated by way of gas fired heater blowers.

PREMISES:

Floor Area	AREA SQFT	AREA SQM
TOTAL GIA	23,364	2,170.59

TENURE:

The freehold interest of the property is available with vacant possession. The Leasehold interest in the premises are available on a new fully repairing and insuring lease for a term of years to be agreed.

PLANNING:

We understand the property has authorised planning consent under Use Class E of the Town and Country (Planning) (Use Classes) (Amendments) (England) Regulations 2020.

RATEABLE VALUE:

The property is currently listed as Warehouse & Premises and has a Rateable Value of £69,250.

PRICE:

£1,400,000.

RENT:

£70,000 Per Annum.

LEGAL COST:

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

EPC:

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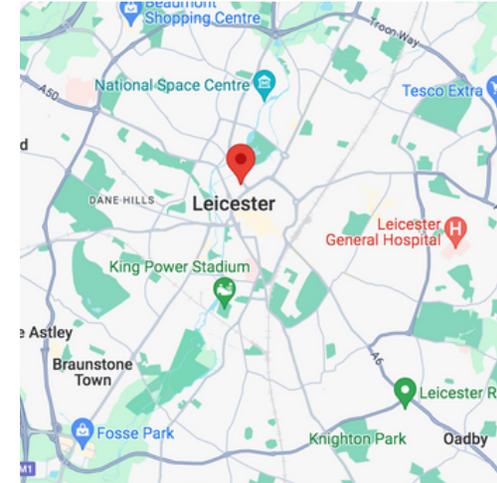
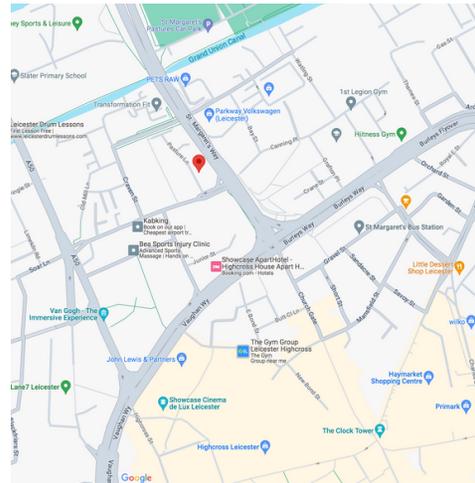
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