



Spirit House, 1 Saffron Way, Aylestone, Leicester, Leicestershire LE2 6UP

Industrial / Warehouse & Offices

- ▶ **Total GIA 15,926 sq ft (1,480 sq m)**
- ▶ **Excellent office accommodation**
- ▶ **Portal frame industrial / warehouse space**
- ▶ **Purchase price: £1,275,000**

For enquiries and viewings please contact:



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Location

The property occupies a prominent position on Saffron Way, close to the junction with Saffron Lane, approximately 3.5 miles southwest of Leicester City Centre. Saffron Way is a popular trading estate, allowing direct access to J21, the M1 / M69 motorway interchange via the outer ring road, Glenhills Way. The city centre is close by and can be accessed by both Aylestone Road and Welford Road. The nearby housing estates provide a ready source of local labour, with excellent public transport in the area.

Description

The property is made up of three elements, which all together lie prominently overlooking Saffron Way.

The main warehouse / production area is clad in profile sheeting but is constructed in brick and block work around a steel portal frame under a pitched insulated roof that incorporates GRP rooflights. Clear unencumbered floor space is provided, with a concrete floor throughout and loading facilitated by means of a roller shutter door within the front gable end that leads out onto the main yard.

Adjacent to the main warehouse lies an ancillary industrial property of similar portal frame construction and cladded elevations.

The main offices have been constructed more recently and provide two-storey accommodation that has been subdivided at each level to provide a useful arrangement of both private and more open plan office areas, all carpeted and decorated throughout with a suspended ceiling and recessed lighting. There are the usual arrangement of WC and kitchen facilities.

Externally, the property benefits from gated and secure off-road parking.

Accommodation

	Sq M	Sq Ft
Main Warehouse	950.6	10,233
Second Warehouse	213.3	2,296
<u>Offices</u>		
Ground Floor	159.1	1,713
First Floor	156.4	1,684
Total	1,479.5	15,926

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

All mains services are connected to the property.

Electrics

There is both a single and three phase electrical supply connected to the property.

Heating

The offices are heated by means of a gas fired central heating system; the warehouse by means of high level gas fired blowers.

Tenure

The premises are available with full vacant possession and are freehold.

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £44,750.

Source: VOA

Price

£1,275,000

VAT

VAT may be applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D90

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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