

Gross Internal Area- 3,494 sq.ft (324.60 sq.m) Approx Site area: 0.17 acres

FOR SALE

**Unit 1 Churchill Way,
Fleckney,
Leicester,
Leicestershire,
LE8 8UD**



Location

Fleckney is located approximately 9 miles south of Leicester City Centre, lying some 2 miles west of the A6 trunk road between Leicester and Market Harborough. Market Harborough is 9 miles to the South.

The subject property is located on the corner of Saddington Road and Churchill Way at the entrance to the main industrial estate. Nearby occupiers include network Rail, Finona Cains, COBA Products and UK Distributors (Footwear).

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



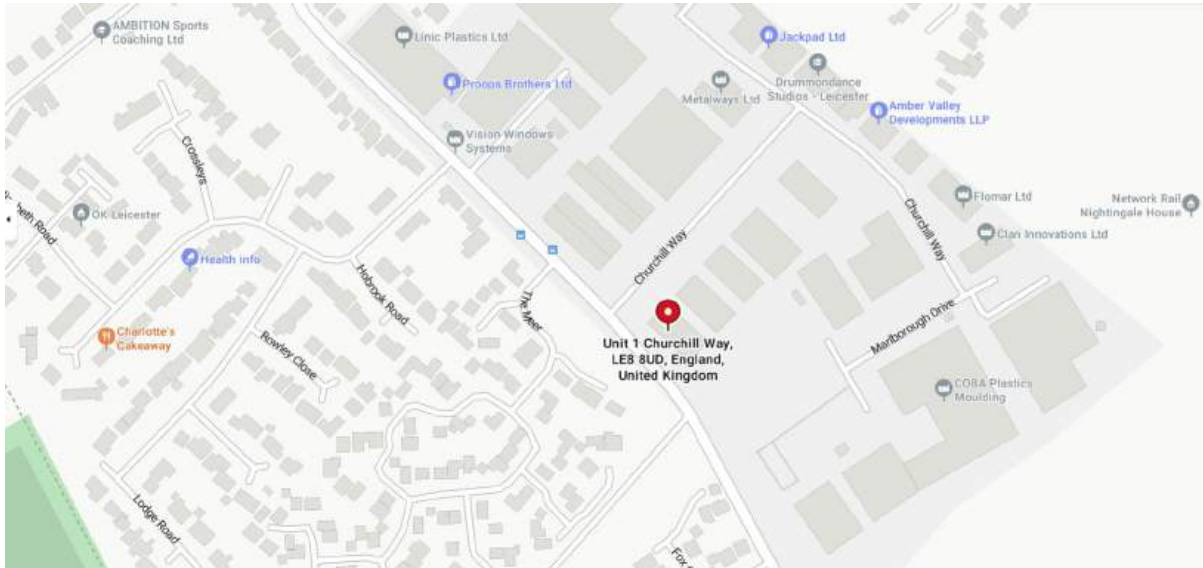
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UNIT 1 CHURCHILL WAY, FLECKNEY



Description

The unit comprises of a semi-detached industrial unit, located on a corner plot with benefit of main road corner position giving potential of a variety of different uses (S.T.P.P).

The unit is of traditional steel framed construction with brick elevations with a pitched sheet concrete roof. Internally there are a number of offices together with WC facilities.

The frontage is tarmacadam with a section laid to lawn giving around 4 car parking spaces. The eastern elevation fronting onto Saddington Road has a roller shutter entrance into the workshop/warehouse and the potential of large yard area/further car parking provision. The unit benefits from single and three phase electricity.

Accommodation

The unit provides the following approximate Gross Internal floor area-

Workshop Area (incorporating offices to frontage and W.C facilities)- **3,494 sq.ft (324.60 sq.m)**

Approx Site area: 0.17 acres

Terms

The Freehold of the property is available.

Price

Guide Price of £300,000 for the freehold.

Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted Rateable Value of the property is **£13,750**.

Prospective purchasers are advised to make their own enquiries of Harborough District Council (Tel: 01858 828282) to verify the current rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

UNIT 1 CHURCHILL WAY, FLECKNEY

Energy Efficiency Rating

An Energy Performance Certificate is available if required.

Legal Costs

On a sale of the freehold each side will bear their own legal costs.

Viewing/Information

By appointment with the Sole Agent,
Cartwright Hands,
59 Coton Road,
Nuneaton CV11 5TS
Email- grh@cartwrighthands.co.uk

Guy Hands
Tel:- 02476 350700.



NOTE: Whilst every effort is made to ensure the accuracy and reliability of these details, if there is any point of particular concern, we would ask you to contact the offices of the Sole Agents for further clarification, particularly if contemplating travelling some distance to view the property.

Commercial Property Requirement

You need to speak to us



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**105/7 New Union Street
Coventry CV1 2NT**

**Tel: 02476 350700
www.cartwrighthands.co.uk**

**59 Coton Road
Nuneaton CV11 5TS**

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