



Unit 2, Tournament Way, Ashby-de-la-Zouch, LE65 2UU

Storage & Distribution Unit TO LET  
in Ashby de la Zouch

Rent: £55,000 +VAT per annum

Available size: 8,030sq ft

- Available immediately
- Personnel & roller shutter access
- Part storage, distribution & office capabilities
- Ample on site parking
- Incentives available subject to status
- Minimum 5 year lease term available

## Summary

Available Size: 8,030 sq ft  
Rent: £55,000 Per annum  
VAT: Applicable  
Rateable Value: £42,750 As per the VOA  
Parking: 16 Spaces  
Legal Fees: Each party to bear their own costs  
EPC Rating: 80 (D)

## Description

The property features a modern steel portal frame structure with cavity brick and blockwork construction up to around 2 meters high, topped with painted corrugated steel cladding on the rest of the walls and roof. The L-shaped building is situated at the rear of the plot, while the front provides parking space for up to 16 cars.

The property is currently divided by stud partitions, as it was previously used as a gym, but it can be converted back into an open-plan warehouse space while still providing enough room for first-floor offices if needed.

## Location

Ashby de la Zouch is a market town in Leicestershire located 19 miles north west of Leicester, 14 miles south of Derby and approximately 12 miles west of Loughborough.

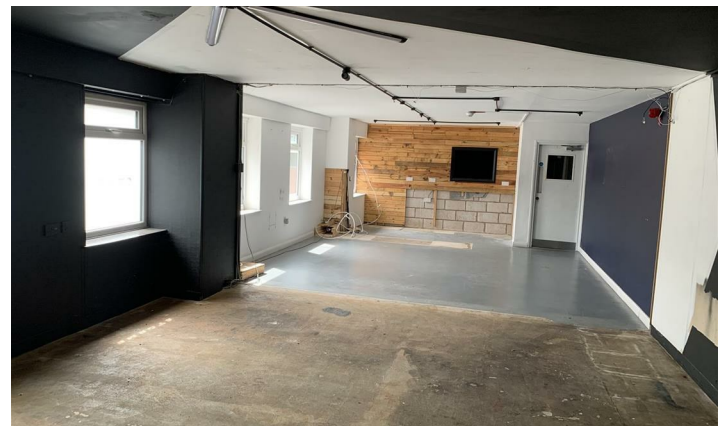
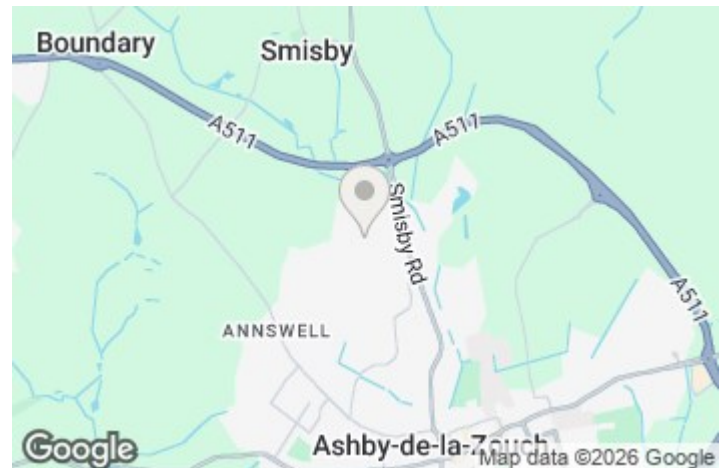
Tournament way is a well known industrial hub located just past Ivanhoe Industrial Estate. The M1 junction 22/23A is approximately 9 miles to the east. The A511 links the M1 through Ashby to Burton upon Trent where the subject property is found. This lies on the outskirts, to the northeast of Ashby, within 2 miles of junction 13 of the A42(M) dual carriageway Ashby/Smisby bypass which leads on to the M42 towards Birmingham or Nottingham.

## Terms

Offered for let on a new fully repairing and insuring lease with a minimum 5 year lease term and to include a 3 year review - The rent will be set at £55,000 + vat per annum. A deposit equal to 3-month rent with a nominated personal guarantor or a 6-month rent deposit will also be applicable along with a contribution towards the buildings Insurance which will be arranged by the Landlord.

## Services

Mains water, single and three phase electric, gas and drainage are connected to the property. A burglar alarm is fitted and a fire alarm. These services have not been tested by the agent.



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

