

FOR LEASE – LIGHT INDUSTRIAL UNIT



UNIT 7, WESTDALE FARM, BAMBURY LANE, LEICESTER, LE8 5UE

To Rent: £25,000 per annum

3,636 sq ft (337.80 sq m)

Description

Unit 7 comprises a modern, detached steel portal-frame commercial building extending to approximately 3,636 sq ft (337.8 sq m). The building benefits from an unusually generous eaves height of approximately 8.36 metres, providing excellent potential for high-level pallet racking and efficient cubic storage. Loading access is provided by two substantial roller-shutter doors, approximately 6 metres in height, opening onto a concrete apron to the front of the building.

Internally, the property provides largely open-plan warehouse/storage accommodation with a high-quality concrete floor, LED lighting and three-phase electricity. There is presently no dedicated internal office, kitchen or WC accommodation, although alterations may be considered by agreement with the landlord. Shared WC facilities are situated immediately outside the unit. Parking and loading space immediately surrounding the building is included. Additional external yard space may also be available, subject to separate negotiation.

Summary

- Modern steel portal-frame building
- Exceptional 8.36m eaves height, ideal for high-bay racking
- Two large roller-shutter loading doors, approximately 6m high
- High-quality concrete floor
- LED lighting & Three Phase Electricity
- Rural business location with excellent access to Leicester and the M1/M69 corridor



Location

Westdale Farm is situated in a rural location close to Countesthorpe, just south of Leicester.

The property is well positioned for access to Leicester, Lutterworth, Hinckley and the wider South Leicestershire and Midlands markets.

Junction 21 of the M1, where the M69 meets the M1, is approximately 6.5 miles away, providing convenient access to the national motorway network.

The property offers occupiers the opportunity to secure modern commercial accommodation in rural environment whilst retaining good access to Leicester and the principal regional road network.



TERMS

The property is available by way of a new lease on terms to be agreed. A lease term of approximately three years is anticipated, although alternative proposals may be considered depending upon the covenant and requirements of the incoming occupier.

RENT

£25,000 per annum

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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