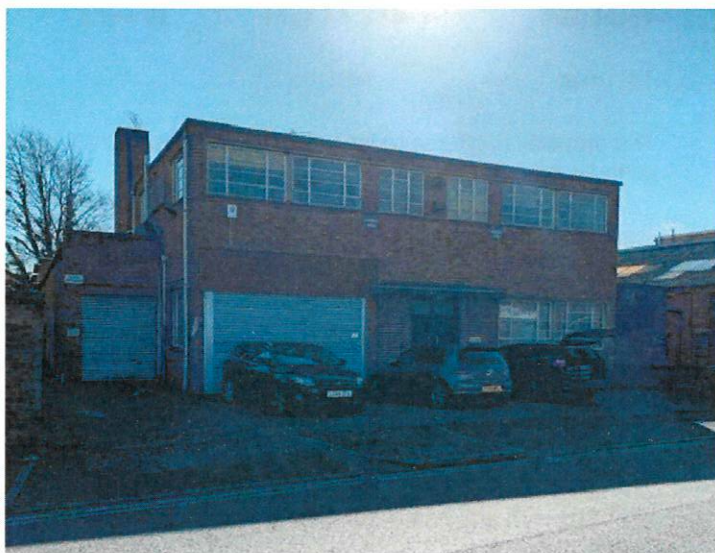


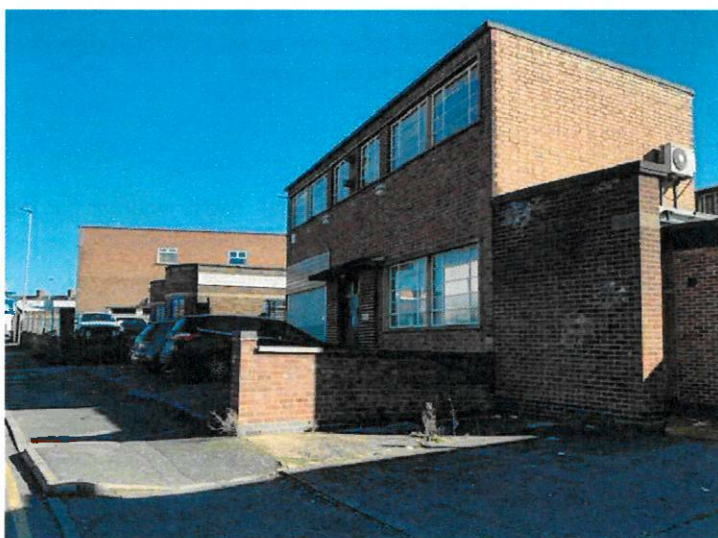
TO LET (MAY SELL)

CENTRALLY LOCATED INDUSTRIAL/WAREHOUSE BUILDING

20 OAKLAND ROAD
LEICESTER
LE2 6AN



- GIA approx. 668.4 sqm (7,195 sqft)
- Excellent natural light to factory area
- First floor offices extending to a NIA of approx. 56.21 sqm (605 sqft)
- Forecourt parking and loading/unloading
- Just off Welford Road approximately 1.5 miles to the south of Leicester city centre
- £43,500 per annum exclusive



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract. (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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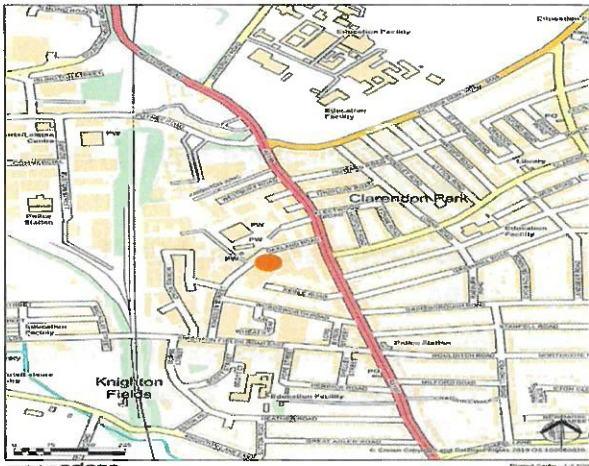
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Location

The property is located on the south-east side of Oakland Road less than 150m to the west of its junction with Welford Road and about 1.5 miles to the south of Leicester city centre on a well-established industrial estate.



Description

The property comprises a detached north lit factory/warehouse with two-storey offices to the front set behind a forecourt providing off-road car parking and loading/unloading. The factory/warehouse is heated via gas fired hot air blowers, with the offices benefiting from separate gas fired central heating.

More particularly it is arranged as follows:

Ground floor

GIA approx. 559.37 sqm (6,021 sqft) incorporating an office extending to approx. 21.22 sqm (228 sqft)

Kitchenette

Male and female toilets

Showroom and office areas to the front benefit from a suspended ceiling with laminate floor covering with the factory area benefiting from extensive north lit roof over a painted screeded concrete floor

Roller shutter loading door off forecourt.

First floor

Front office 1	11.11 sqm	(120 sqft)
Front office 2	6.36 sqm	(68 sqft)
Front office 3	10.50 sqm	(113 sqft)
Rear office 1	12.41 sqm	(134 sqft)
Rear office 2	10.38 sqm	(112 sqft)
Kitchen	5.47 sqm	(59 sqft)
Toilet		

Mezzanine to rear 27.22 sqm (293 sqft)

Total GIA 668.44 sqm (7,195 sqft)

Tenure

The property is offered to let on a new FRI lease for a term of years to be agreed.

Rent

£43,500 per annum exclusive, payable quarterly in advance and subject to review at the end of every third year. VAT will not be added.

Rates

The property is entered in the Valuation List as warehouse and premises with a Rateable Value of £17,250.

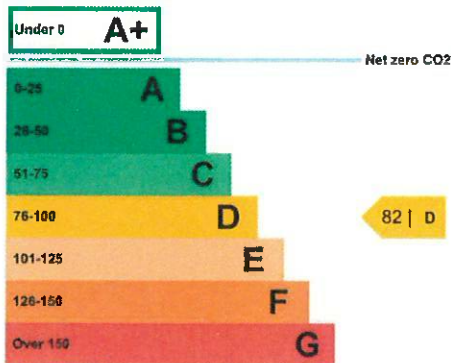
Services

The property is believed to be connected to all mains services although these have not been checked.

Legal Costs

Each party to bear its own legal costs incurred in this transaction.

Energy Performance Certificate



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation for the purposes of combatting money laundering and terrorist financing. The firm conducts due diligence on behalf of its clients at the beginning of the business relationship and risk assessment is monitored thereafter on an ongoing basis for all transactions. In order to do this we will request identification and carry out an electronic check (which does not leave a footprint). Sturgis Snow and Astill LLP staff are trained in how to comply with the legislation and we may refuse to act if we have concerns.

Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following
All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.



Viewing

Strictly by arrangement with the sole agent:

Sturgis Snow and Astill LLP
98 New Walk
Leicester
L1 7EA

T 0116 2555999
email: info@sturgis-snowandastill.co.uk

Subject to contract

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Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

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