

## FREEHOLD FOR SALE

CENTRALLY LOCATED  
FACTORY/WAREHOUSE

5 Morris Road  
Leicester  
LE2 6BR



- GIA approx. 747 sqm (8,041 sqft) including mezzanine
- Approx. 4.7m eaves height (50ft 3in)
- Extensive ground floor office provision
- Forecourt parking and loading/unloading
- Approx. 1.5 miles to the south of Leicester city centre
- £575,000 for the freehold with vacant possession



### 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: (1) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (2) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatsoever in relation to this property.

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## LOCATION

The property occupies a corner plot on the north and east sides of Morris Road, just to the west of its junction with Oakland Road/Kingsley Street and within 250m to the south-west of Welford Road.

It is on a well-established industrial estate about 1.5 miles to the south of Leicester city centre.

## DESCRIPTION

The property comprises a semi-detached factory/warehouse of steel portal frame construction with attached ground floor offices on its southern elevation facing a forecourt for parking with loading/unloading on its western elevation, where additional parking is available.

The factory/warehouse area is heated via a gas fired hot air blower, with the offices benefiting from a separate gas fired central heating system.

More particularly it is arranged as follows:

<b>Factory/Warehouse</b>	432.4 sqm	(4,654 sqft)
<b>Mezzanine</b>	152.0 sqm	(1,636 sqft)
<b>Offices</b>	162.7 sqm	(1,751 sqft)
<b>Total</b>	<b>747.1 sqm</b>	<b>(8,041 sqft)</b>

The factory/warehouse area benefits from an electrically operated roller-shutter door in its front (west) elevation and a substantial steel-framed mezzanine to the rear.

The offices benefit from UPVC double-glazed windows, double-glazed domed roof lights, male and female toilets and kitchen.

## TENURE

Freehold with vacant possession.

## PRICE

£575,000 (VAT does not apply).

## RATES

The property is entered in the Valuation Office Agency's Rating List as factory and premises with a Rateable Value of £23,000.

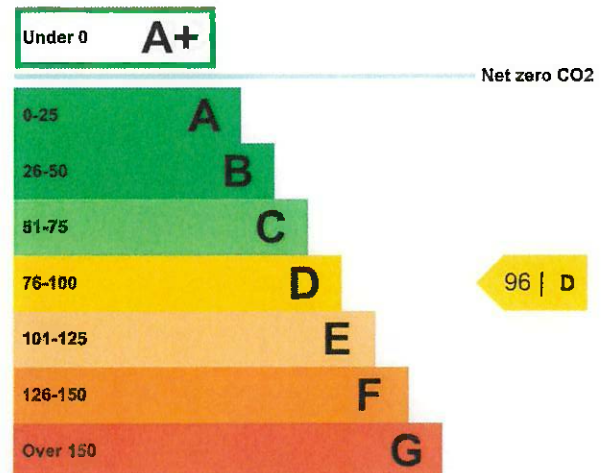
## SERVICES

The Property is believed to be connected to all mains services, although these have not been tested.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE



## VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

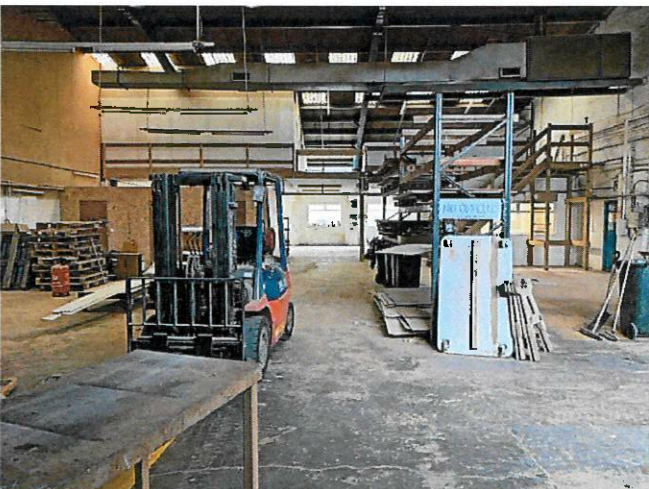
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DGS.

SUBJECT TO CONTRACT



#### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### **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.

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 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. Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued