

# TO LET

## WELL APPOINTED WAREHOUSE/WORKSHOP WITH GENEROUS OFFICE PROVISION

**75 Oswin Road  
Leicester  
LE3 1HR**



- **Modern detached building suitable for use as a workshop or storage with generous offices**
- **Off Hinckley Road via Oswin Road**
- **8 no. car parking spaces**
- **Excellent access to both the city centre and the motorway network**
- **GIA approx. 213.6 sqm (2,300 sqft)**

### 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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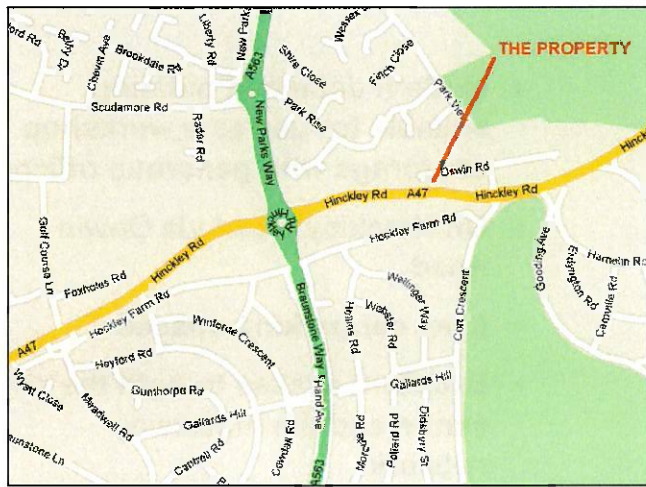
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## LOCATION

The premises are located just off Hinckley Road in a prominent position on the west side, and approximately 2 miles from the city with good public transport links. Access to the A46 outer ring road and M1 motorway is within 3 miles and 4 miles respectively.



## DESCRIPTION

The property comprises a single storey light industrial/office building of cavity brick and block construction beneath a pitched roof all over a solid concrete floor.

The building is set back behind a tarmac surfaced forecourt with parking space for 8 vehicles fronting onto which is a metal roller shutter loading door and a separate personnel entrance via double-glazed aluminium doors leading, via a lobby, to the office area with double glazed fenestration.

Male and female/disabled toilets with fully tiled walls and floors and central heating radiators.

Fitted kitchen with tiled floor, single drainer stainless steel sink unit, radiator, wall-mounted gas fired central heating boiler providing heating to the whole premises.

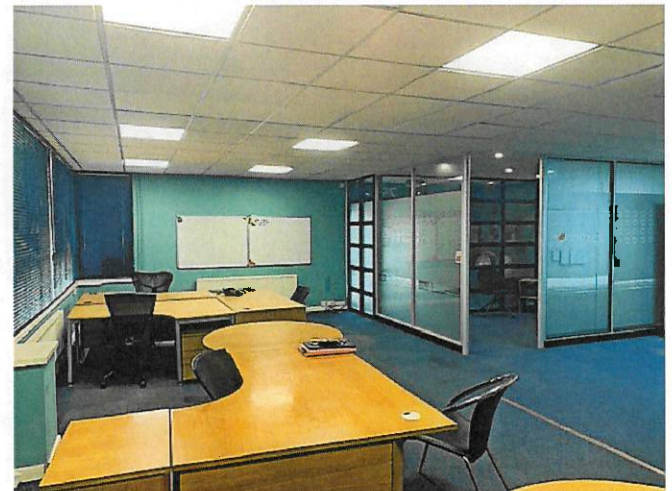
**Gross Internal Area** approximately 213.6 sqm (2,300 sqft), within which the fitted out offices extend to approximately 83.4 sqm (898 sqft).

## TENURE

The premises are available to let on a fully repairing and insuring lease for a term of years to be agreed.

## RENT

£21,750 per annum exclusive payable monthly in advance.



## RATES

The premises are included in the Valuation Office Agency's rating list as warehouse and premises with a Rateable Value of £12,250.

## PLANNING

We understand that the premises fall within Use Class E of the Town & Country Planning (Use Classes) Order as amended.

## SERVICES

All mains services are believed to be connected.

### **ENERGY PERFORMANCE CERTIFICATE**

Pending.

### **STAMP DUTY LAND TAX**

Potential purchasers/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

### **LEGAL COSTS**

Each party to bear its own costs.

### **VIEWING**

Strictly by arrangement with:

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LE1 7EA

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[Info@sturgis-snowandastill.co.uk](mailto:Info@sturgis-snowandastill.co.uk)  
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Subject to contract

Reference: DGS

### **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.

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.

