

# FOR SALE

## SEMI-DETACHED INDUSTRIAL UNIT

101 Waterside Road  
Hamilton  
Leicester  
LE5 1TL



- **GIA (including mezzanine) approx. 1,193 sqm (12,841 sqft)**
- **Approx. 6.8m (22 ft) height to eaves**
- **Offices on ground and first floors**
- **Front and rear car park**
- **Loading bay to the rear**
- **Offers over £1,100,000 invited for the freehold interest**
- **N.B. A small office on the first floor is let on a short term lease**

### 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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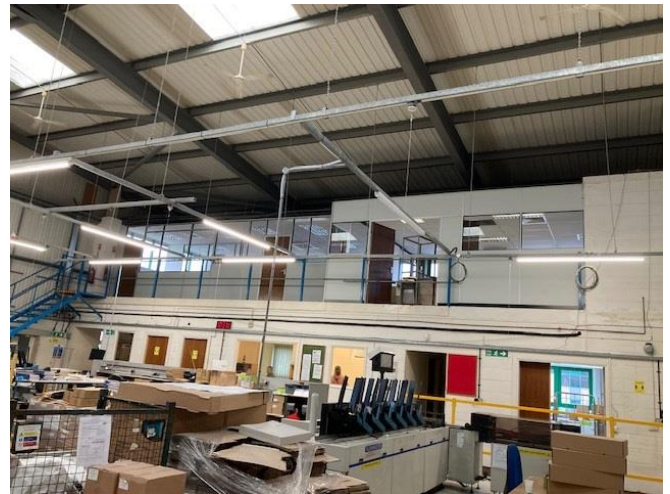
## **LOCATION**

The premises are located on the east side of Waterside Road, Hamilton at its junction with Hilltop Road and just to the north of Thurmaston Lane.

They stand on the south-eastern edge of the popular Hamilton Industrial Estate about 2.75 miles to the north-east of Leicester city centre and within 7 miles to the east of Junction 21A of the M1 motorway.



The accommodation is heated via a gas fired hot air blower on the warehouse floor and air conditioning is installed in the first floor offices.



## **DESCRIPTION**

The premises comprise a purpose built semi-detached industrial/warehouse unit with two storey offices within the envelope and a mezzanine area.

A ground floor reception area gives access to an office/meeting room. An inner lobby leading to the warehouse has w.c. facilities off and door to the main warehouse. Ground floor offices and mess-room are alongside the warehouse with a well-fitted out kitchen. There are three separate staircases rising to the first floor.

More particularly, it is arranged as follows:

Ground floor	801 sqm	(8,622 sqft)
Mezzanine	210 sqm	(2,260 sqft)
<u>First Floor office</u>	<u>182 sqm</u>	<u>(1,959 sqft)</u>
<b>Total</b>	<b>1,193 sqm</b>	<b>(12,841sqft)</b>
Height to eaves	6.8m	(22ft)



## **TENURE**

Freehold with vacant possession – see below.

## **SALE PRICE**

The property is offered freehold with vacant possession over the bulk, but subject to one short term lease:

- One office on the first floor (43.50sqm/468sqft) is let for a term of three years from 01 May 2023 at a rent of £6,318 per annum inclusive of utilities, insurance and services.

## **SERVICES**

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

## **POSSESSION**

Vacant possession (with the exception of a first floor office) will be given upon satisfactory completion of all legal documentation.

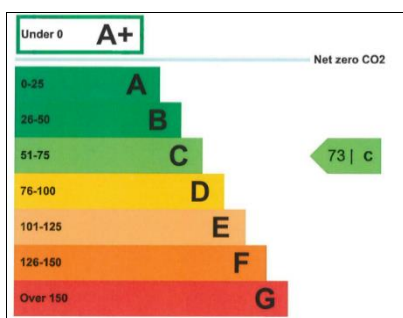
## **LEGAL COSTS**

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

## **STAMP DUTY LAND TAX**

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

## **ENERGY PERFORMANCE CERTIFICATE**



Valid until 14 October, 2030.

## **VIEWING**

Strictly by arrangement with Sturgis Snow and Astill LLP.

**Sturgis Snow and Astill LLP**  
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## **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.