

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

30 Clarendon Street  
Nottingham  
NG1 5HQ  
Tel: 0115 941 5241

·PARTICULARS·

## TO LET

UNIT E  
SANDOWN COURT  
STATION ROAD  
GLENFIELD  
LEICESTERSHIRE  
LE3 8BT



### MODERN WAREHOUSE AND OFFICES

- Total Accommodation 370.08 m<sup>2</sup> (3,984 ft<sup>2</sup>)
- Adjacent to the Glenfield Library
- Popular Busy Location near A46



## LOCATION

The subject property is situated within a popular local estate known as Sandown Court with a frontage to Station Road within the Leicestershire village of Glenfield.

The property has good access to the A46, A50 and Junctions 21a and 22 of the M1 Motorway.

Leicester City Centre is situated approximately 3.5 miles to the south east of the subject property accessed via the A50.

## DESCRIPTION

The property comprises a secure single storey warehouse unit with office accommodation together with ancillary kitchenette and WC facilities.

The unit has front, side and rear access to include roller shutter door access to the rear elevation together with a loading area.

The accommodation can be further described as follows.

## ACCOMMODATION

All measurements have been taken on a Gross Internal Area basis and should be verified by the ingoing Tenant:

<b>Gross Internal Area</b>	370.08 m <sup>2</sup>	3,984 ft <sup>2</sup>
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**Internal View**

## EXTERNALLY

There are loading facilities to the rear of the unit together with adequate designated parking to both the front and rear of the property. The site is also gated.

## RATING

We have made enquiries of the Valuation Office Agency and the property is currently assessed for rating purposes as follows:

2010 Rateable Value                      £ 14,000

## PLANNING

We have been informed by Blaby District Council that the property benefits from B1 & B8 planning use. Formal enquiries should be directed to Blaby District Council on 0116 272 7705 as restrictions may apply.

## TENURE

The property is available by way of a new Full Repairing and Insuring Lease whereby the Landlord recovers the insurance premium from the ingoing Tenant.

## RENT

**£23,300 (Twenty Three Thousand Three Hundred Pounds)** per annum exclusive of rates plus VAT.

A service charge of **£1,500** per annum will also be levied to cover the cost of the maintenance and repair of common areas.

## LEGAL COSTS

The ingoing Tenant is to be responsible for the Landlord's reasonable legal costs incurred in connection with this matter whether it proceeds to finality or not.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.



## VIEWING

Strictly by appointment only through the sole agents:

**Musson Liggins**  
**30 Clarendon Street**  
**Nottingham**  
**NG1 4AQ**

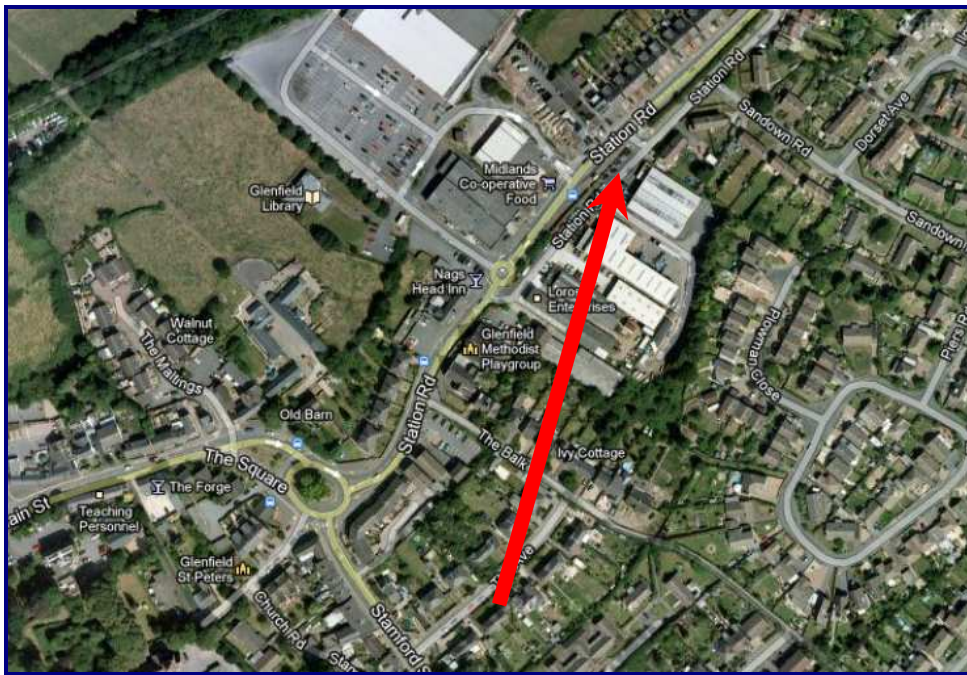
**Tel: 0115 941 5241**  
**Fax: 0115 950 0946**

**Please ask for David Bladen**

**e-mail: [dcb@mussonliggins.co.uk](mailto:dcb@mussonliggins.co.uk)**



**Side and Rear Elevations**



**Location (For Identification Purposes Only)**

**ML/DCB/307**  
**SUBJECT TO CONTRACT**

### PROPERTY MISEDSCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

- i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;
- ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.

All statements contained in these 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:

- 1 All dimensions, distances and floor areas are approximate and for guidance purposes only.
- 2 Information on tenure or tenancies 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 Solicitors.
- 3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.
- 4 All plans supplied by the Agents are provided solely to assist in the identification of the property.
- 5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.
- 6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor

