

FOR SALE

MODERN INDUSTRIAL UNIT/WAREHOUSE

**40 Waterside Road
Hamilton
Leicester
LE5 1TL**



- GIA approx. 784.2 sqm (8,441 sqft)
- Height to eaves approx. 4.9m (16ft)
- Incorporating first floor offices of 235.9 sqm (2,539 sqft)
- Good on-site parking
- Just off Thurmaston Lane
- N.B. A small part of the first floor is let on short term leases

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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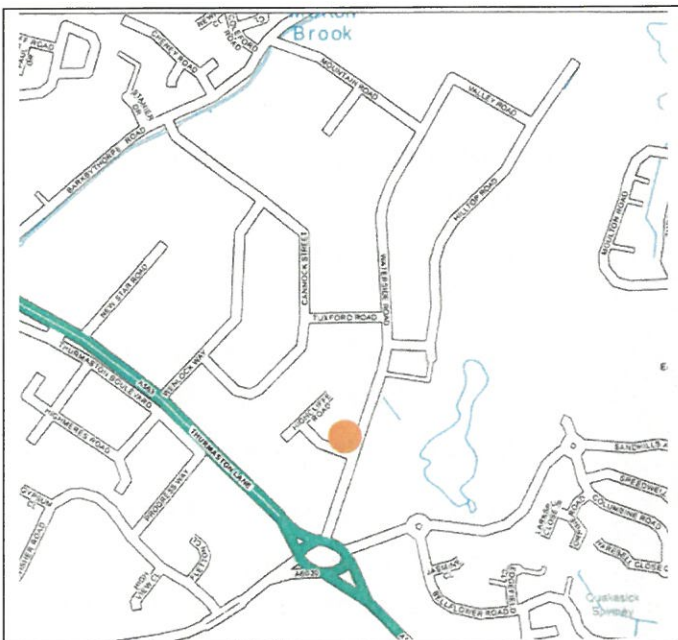
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LOCATION

The property stands on the west side of Waterside Road, Hamilton at its junction with, and to the north side of, Highcliffe Road some 160m to the north of Thurmaston Lane.

It is on the south-eastern edge of the well-established Hamilton Industrial Estate about 2.75 miles to the north-east of Leicester city centre and less than 7 miles to the east of Junction 21A of the M1 Motorway.



DESCRIPTION

The property comprises a detached factory/warehouse constructed in the early 1990s of a steel portal frame with profiled metal cladding to the upper part on two elevations above facing bricks and full height brick facings to the remaining two elevations, all beneath a pitched profiled metal roof with insulated roof lights and all over a screeded concrete floor.

It was built to incorporate first floor offices within the envelope.

More particularly, the accommodation is arranged as follows:

First floor	235.9 sqm (2,539 sqft)
Ground floor	548.3 sqm (5,902 sqft)
Total	784.2 sqm (8,441 sqft)

It has an eaves height of approximately 4.9m (16ft), enjoys good loading/unloading facilities and is set behind a large tarmac surfaced forecourt with good on-site car parking provision.



RATES

The property is entered in the Valuation Office Agency's Rating List as Workshop & Premises with a Rateable Value of £53,500.

SERVICES

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

TENURE

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

- Offices Nos. 1, 2 and 3 let for a term of three years from 21 January 2022 at a rent of £15,950 per annum inclusive of rates, insurance and services.
- Office No. 4 let for a term of three years from 01 October 2021 at a rent of £22,800 per annum inclusive of rates, insurance and services.

PRICE

£850,000 for the freehold interest, subject to contract.

ENERGY PERFORMANCE CERTIFICATE

To be advised.

POSSESSION

Vacant possession (with the exception of those small areas identified above under Tenure) 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/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

Sturgis Snow and Astill LLP
98 New Walk
Leicester
LE1 7EA

Tel: (0116) 2555999

e-mail: info@sturgis-snowandastill.co.uk

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.

