

FOR SALE

SEMI-DETACHED INDUSTRIAL UNIT

Unit 2
Marlborough Drive
Fleckney
Leicester
LE8 8UR



- **GIA (including mezzanine) approx. 266 sqm (2,863 sqft)**
- **Approx. 4.18m (30ft 9in) height to eaves**
- **Large forecourt providing good loading/unloading provision and car parking**
- **Offers over £235,000 invited for the freehold interest 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: (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.

Sturgis Snow & Astill LLP
98 New Walk, Leicester LE1 7EA

T +44 (0)116 255 5999

F +44 (0)116 285 3370

E info@sturgis-snowandastill.co.uk

W www.sturgis-snowandastill.co.uk

LOCATION

The property is located on a popular and well-established industrial estate on the south-east edge of Fleckney within 700m of the village centre.

Fleckney lies about 6 miles to the north-west of Market Harborough and about 8 miles to the south-east of Leicester city centre.



DESCRIPTION

The property comprises a semi-detached industrial/warehouse unit set behind a generous part concrete and part tarmac surfaced forecourt. It is built of cavity brick and block walls around a steel portal frame beneath a plastic-coated profiled metal roof. The party wall with the neighbouring unit is of painted blockwork.

It has a manually operated loading door with a separate personnel entrance into a lobby with offices, a kitchen and toilet off, above which a mezzanine has been installed.

More particularly, it is arranged as follows:

Ground floor GIA	201.1 sqm	(2,165 sqft)
Mezzanine	65.0 sqm	(700 sqft)
Main office (included within the GIA)	22.0 sqm	(237 sqft)

Height to eaves	4.18m	(13ft 9in)
-----------------	-------	------------

The accommodation is heated via a gas fired hot air blower.



TENURE

Freehold with vacant possession.

SALE PRICE

Offers over £235,000 are invited for the freehold interest with vacant possession.

RATES

The property is entered in the Valuation Office Agency's Rating List as Factory & Premises with a Rateable Value of £12,750.

SERVICES

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

VAT

VAT will apply to the sale price.

POSSESSION

Vacant possession will be given upon satisfactory completion of all legal documentation.

LEGAL COSTS

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

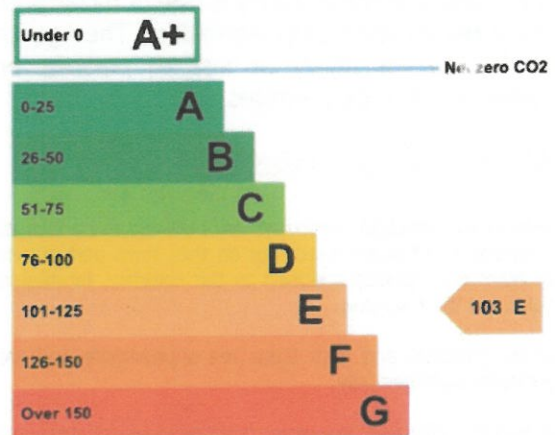
STAMP DUTY LAND TAX

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

ENERGY PERFORMANCE CERTIFICATE

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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

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.