

ANDREW+
ASHWELL



FOR SALE

Freehold Industrial Unit

Unit 7 + Saffron Way + Leicester + LE2 6UP



4,405 Sq Ft
(409.3 Sq M)

£425,000 for the Freehold



**Rare freehold
industrial
opportunity**



**Established
industrial estate**



**Three phase
electrics**



**4.4m eaves
height**



**To be sold with
vacant
possession**



**Available
immediately**



0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

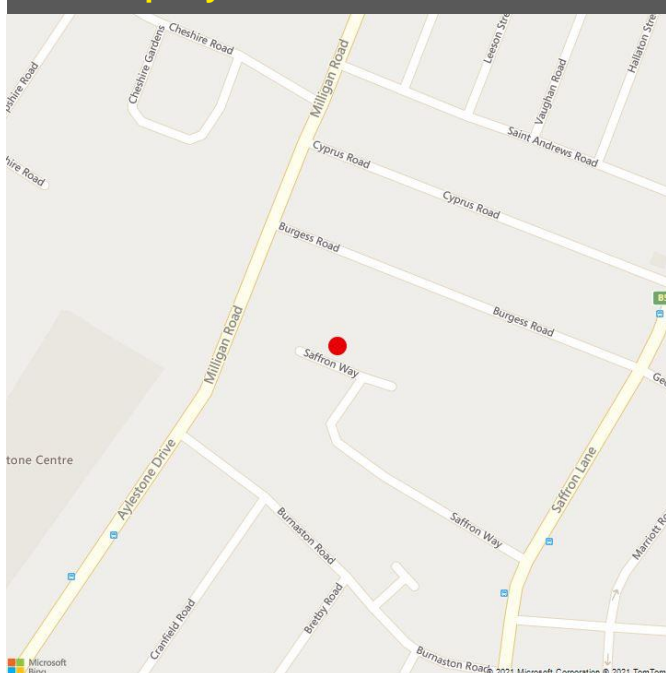
LOCATION

The premises is located in the North-West corner of Saffron Way Industrial Estate, approximately 3.5 miles South of Leicester City Centre.

Access into the estate is provided via Saffron Lane (B5366), a secondary arterial route connecting the City Centre to the A563 outer ring road and the junctions of Glenhills Boulevard and Attlee Way.

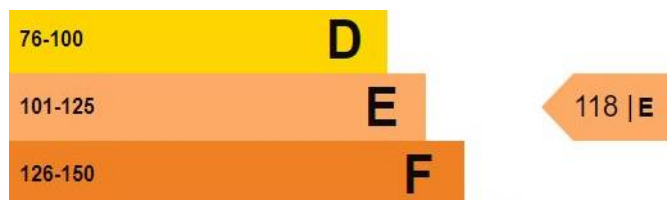
Junction 21 of the M1/M69 is situated approximately 3 miles to the West of the subject premises.

The Property



SAT NAV: LE2 6UP

ENERGY PERFORMANCE CERT.



DESCRIPTION

The property comprises of a single storey semi-detached industrial unit constructed in brick and blockwork under a pitched insulated roof with translucent roof lights.

To the front of the premises, the property benefits from a demised yard leading into modern cellular office accommodation and WCs with warehouse space to the rear. The warehouse consists of entirely open-plan accommodation with an eaves height of 4.4m offering concrete flooring, fluorescent strip lighting, and 3-phase electrics in addition to loading facilities via an electric roller shutter door with a width of 4.1m and height of 4.4m. Gas is provided however currently capped.

CCTV and alarm system is operational throughout the demise and a fob-accessed electric roller shutter is installed to the office portion.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	4,085	379.5
Offices	320	29.7
TOTAL	4,405	409.2

RATING ASSESSMENT

Rateable Value (2023):	£18,750
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£9,356.25

Rating information is for guidance purposes only and should not be relied upon.

TERMS

The freehold of the premises is available, to be sold with vacant possession, at a guide price of **£425,000**.

A covenant applies to the title that refutes motor trade use of any kind until 29th July 2031. Further information is available upon request.

VAT

We understand the property is not elected for VAT.

Viewing

Strictly by appointment with the sole agent

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