



TO LET

Industrial Unit with Secure Yard

Unit 20 + Pinfold Road + Thurmaston + Leicester + LE4 8AT



14,576 Sq Ft
(Including Mezzanine / Showroom)

£105,000 Per Annum



**Nearby to A607
& A563 Outer
Ring Road**



**Eaves height of
7m**



**Large secure
fenced yard**



**Three-phase
electrics**



**Three loading
doors**



**Available
immediately**

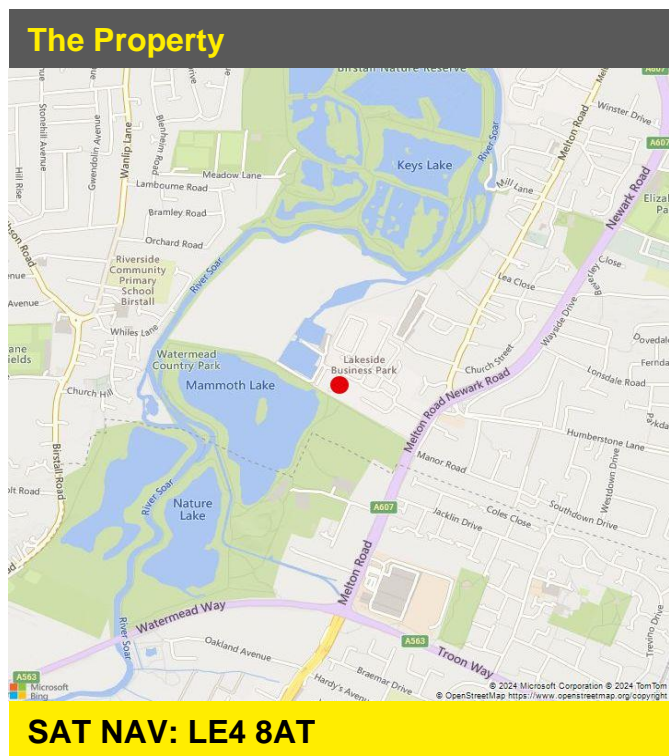


LOCATION

The premises are positioned close to the A607, an arterial road providing direct access to central Leicester, the A563 outer ring road, and the A46 Western Bypass providing access to the M1 / Midlands motorway network thereafter.

Pinfold Road forms part of Lakeside Business Park in the Charnwood district of Thurmaston, North Leicester, and is an established and sought after industrial location.

Local amenities in the area include McDonalds, ASDA, Sainsburys, Costco, Travis Perkins, Wickes, and Thurmaston Shopping Centre.



ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor Warehouse & Offices	10,927	1,015.2
First Floor Offices	1,428	132.7
Mezzanine / Showroom	2,221	206.3
TOTAL	14,576	1,354.2

DESCRIPTION

The property comprises a modern, detached, single-storey industrial / warehouse unit constructed around a portal steel framework with brick and clad elevations. The property incorporates two storey offices with a mix of open plan and cellular accommodation with suspended ceilings with inset lights, perimeter trunking and heating.

Primary loading is provided to the front of the property via two roller shutter loading doors, with a third loading door located to the western elevation.

Internal accommodation to the ground floor comprises open-plan warehouse space with a minimum eaves height of 7m offering concrete flooring throughout, synthetic and natural light via a mix of fluorescent strip lighting and translucent roof lights, and gas blower in situ providing heating.

The front yard is surrounded by palisade fencing and provides secure parking and storage, amounting to approximately 1000 sq yds.

RATING ASSESSMENT

Rateable Value (2023):	£68,000
U.B.R (2023/2024):	£0.512
Est. Rates Payable (2023/2024):	£34,816*

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

ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

TERMS

A new FRI lease is available at an initial rent of **£105,000 Per Annum** exclusive.

VAT

Prices are quoted excluding VAT.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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