

UNIT 28

MERRYLEES INDUSTRIAL ESTATE, DESFORD, LE9 9FS

TO LET
(MAY SELL)

30,471 SQ FT
(2,830.85 SQM)

**MODERN INDUSTRIAL
WAREHOUSE UNIT**

**Lambert
Smith
Hampton**

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Description

The property comprises a modern industrial / warehouse facility with two storey offices, yard and car parking.

Warehouse

- Steel portal frame surmounted by a profile metal clad roof
- Blockwork/profile metal clad elevations
- 5.95m eaves height
- 2 level access loading doors & 1 dock level loading door
- Racking available subject to negotiation
- LED lighting

Offices

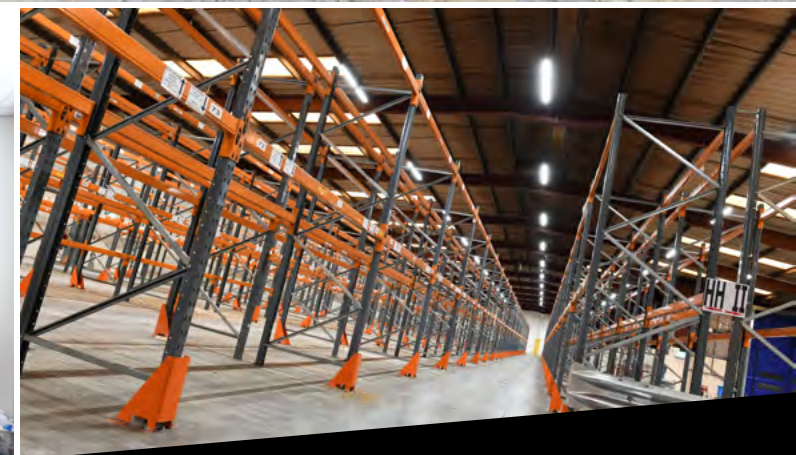
- High quality office accommodation
- Two storey offices
- Suspended ceiling
- Multiple canteens/kitchenettes
- Office furniture available subject to negotiation

External

- Secure parking
- 26m yard depth
- 32 car parking spaces

Accommodation

Unit	sq ft	sq m
Warehouse	25,810	2,397.84
Ground Floor Offices	3,004	279.11
First Floor Offices	1,657	153.90
Total Gross Internal Area	30,471	2,830.85

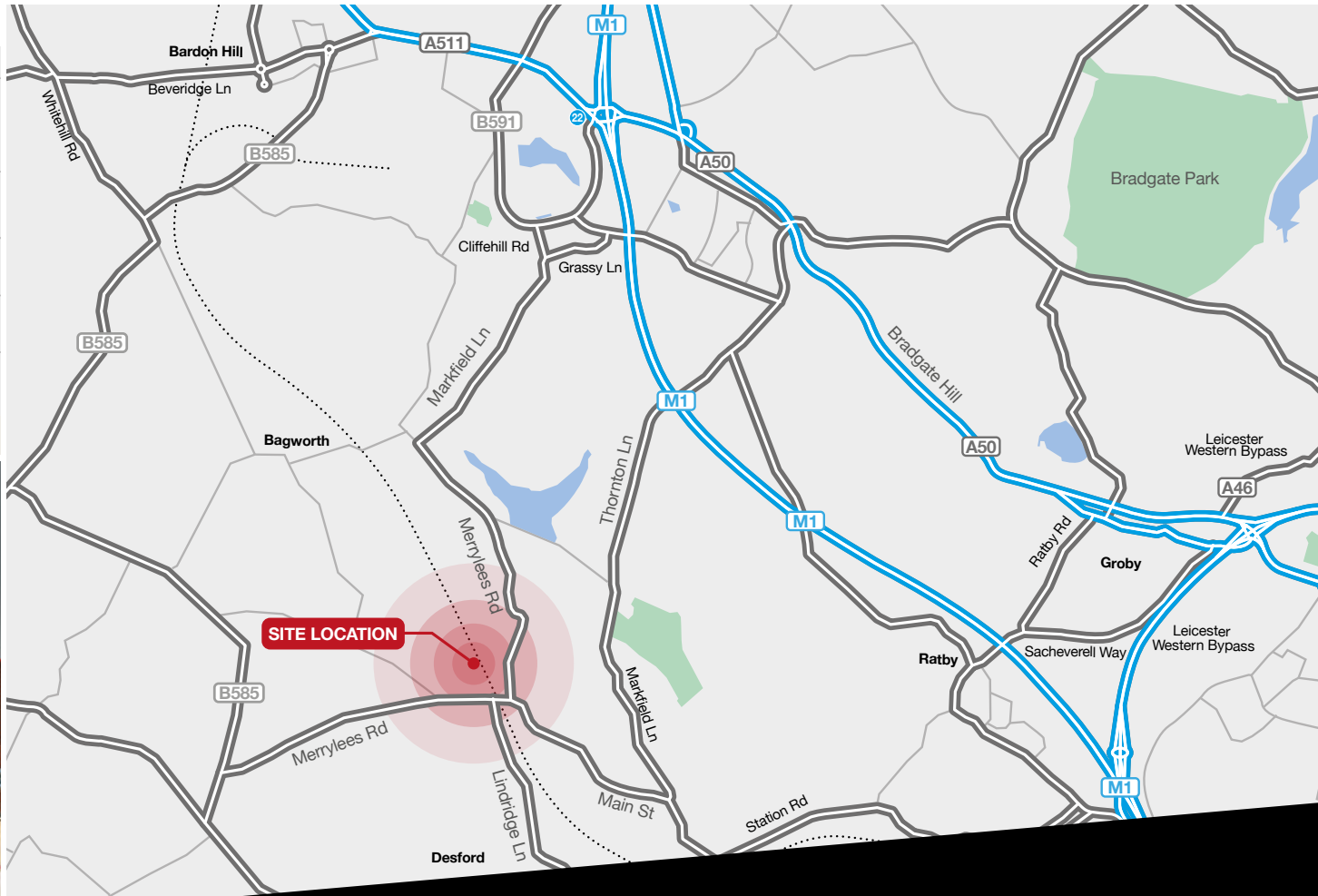
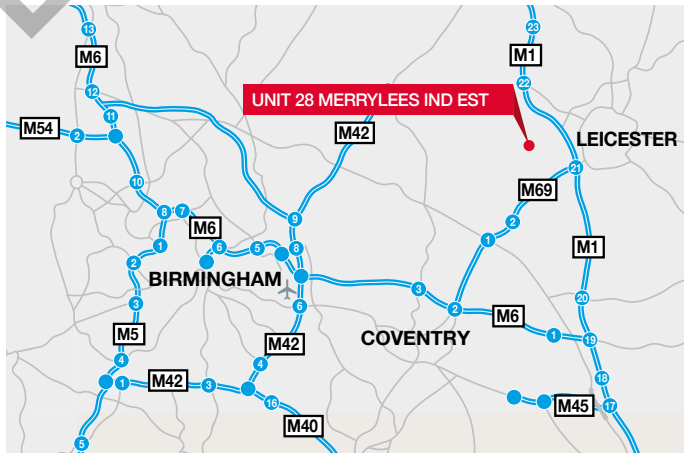


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Location

The property is located on Merrylees Industrial Estate, Desford, Leicester. Merrylees Industrial Estate is situated on Merrylees Road. Junction 22 of the M1 Motorway is approximately 4 miles north of the unit. Leicester city centre is approximately 8.5 miles to the east.



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VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value (2017): £97,000

Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively a sale of the freehold interest may be considered.

EPC

Unit 28: D (98)

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Viewing & Further Information

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