



15-17 Merrylees Industrial Estate, Leaside, Desford LE9 9FS

FOR SALE

Industrial/Warehouse Unit

**19,004 Sq Ft
(1,765 Sq M)**

DESCRIPTION

The property comprises three adjoining steel portal frame industrial / warehouse units with first floor offices and designated yard and parking area. The units were previously used for food production. A cold room remains in situ and may be included in any transaction.

The unit include the following key features:

- ✓ 5.7m eaves height
- ✓ Profile metal clad roof
- ✓ Blockwork / metal clad elevations
- ✓ 2 ground level loading doors
- ✓ Secure yard / parking area
- ✓ 1st floor office accommodation and welfare facilities

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.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse / Lab Space	16,075	1,493
1st Floor Offices	2,930	272
Total GIA	19,004	1,765

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT.

LEGAL COSTS

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

BUSINESS RATES

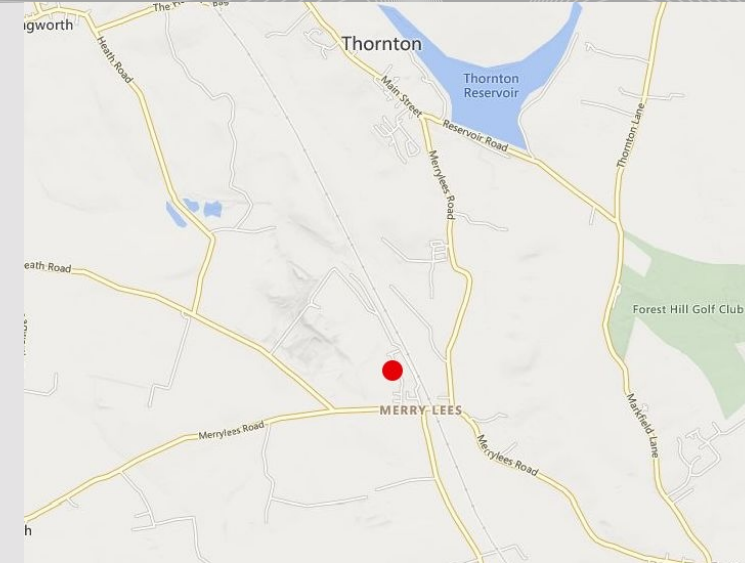
Rateable Value (2023): £77,000.

TENURE & PRICING

The units are held freehold. Offers are invited in the region of £1,525,000.

EPC

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Regulated by RICS 18-May-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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