



**To Let**

# Industrial Unit

+ Winston Avenue + Croft + Leicestershire + LE9 3GQ



**9,069 Sq Ft**

**£50,000 per annum exc.**



**Portal framed  
construction**



**Detached  
building on c.  
0.5 acre site**



**Internal  
clearance 3.1m -  
4.2m**



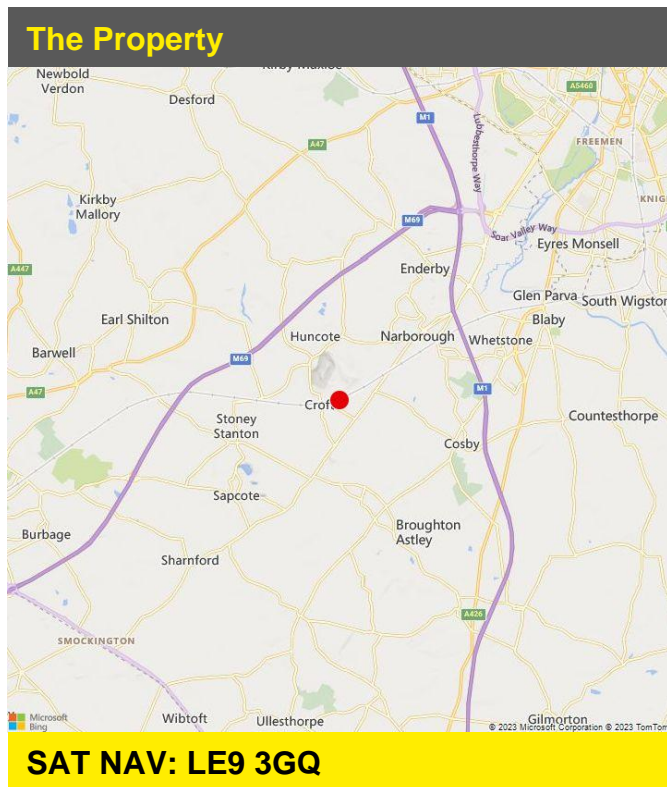
**2x Level loading  
doors**



## Location

The property occupies a detached position on Winston Avenue, Croft, located to the South West of Leicester and East of Hinckley, equidistant between the two at c. 7.5 miles. Strategically located off Coventry Road (B4114), the property is well positioned with good road links to the M1/M69 intersection (5 miles) and A5 (6 miles).

Large villages in the locality of Narborough, Broughton Astley and Earl Shilton provides labour.



## Rating Assessment

Rateable Value (2023): £34,500

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £17,664

## Viewing

Strictly by appointment with the sole agent

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## Description

A detached industrial unit on a site of c. 0.5 acres, constructed around a double bay light steel structure with corrugated sheet roof over, incorporating translucent roof lights. A two storey office block is positioned to the front elevation.

The property provides mainly open plan industrial accommodation, with internal height from 3.1m - 4.2m, with usual amenities throughout, including canteen. The offices are generally fitted with carpets throughout, gas central heating and strip lighting.

A rear yard provides additional external storage, with loading facilitated by way of two level loading shutter doors to the front and rear elevation respectively.

## Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground floor</u> Offices	546	50.7
<u>Ground floor</u> Industrial	7,853	729.6
<u>First floor</u> Offices	546	50.7
(Mezzanine)	(622)	(57.8)
<u>External</u> Compressor storage	124	11.5
<b>TOTAL (exc. Mezz)</b>	<b>9,069</b>	<b>842.5</b>

## Energy Performance Certificate

A copy is available upon request.

## Terms

The property is available for a period to be agreed at an initial rent of **£50,000 per annum exc.** Prices are quoted excluding VAT (if applicable).

Lease negotiations are subject to the RICS Code for leasing business premises (1<sup>st</sup> edition, February 2020).

Unrepresented parties are recommended to obtain advice.

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