

FOR SALE



Industrial/Warehouse Premises

11 Knighton Fields Road West
Leicester
LE2 6LH

- Located just off Saffron Lane
- Potential residential conversion (stp)
- Internal courtyard
- Two storey factory premises
- Site area: 0.24 acres

1,020 sq.m (10,985 sq.ft)

Price: £600,000



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Location

The property is situated on Knighton Fields Road West, just off the junction with Saffron Lane, which is one of the main routes into Leicester City Centre.

Saffron Lane gives good access out to Junction 21 of the M1 motorway and further afield. The property can be found under postcode: **LE2 6LH**.

Description

The property consists of a predominantly two storey building surrounding an inner courtyard. The majority of the floors are open throughout and would suit a variety of occupiers.

To the side of the property, there is also a further access/storage yard. The property benefits from mains three phase electricity, water, gas and drainage.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Ground Floor	507	5,458
First Floor	513	5,527
Total GIA:	1,020	10,985

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Price

The property is available for £600,000 by way of freehold with vacant possession.

Current Rating Assessment

Charging Authority: Leicester C.C.
Rateable Value: £19,750

VAT

All prices quoted are excluding VAT. The VAT position is to be confirmed.

Legal Costs

Each party to bear their own costs in relation to this transaction.

Possession

Upon completion of legal formalities.

EPC

EPC Rating will be provided in due course.



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

wjs@apbleicester.co.uk

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.