



11 Ashville Way
Whetstone
Leicester
LE8 6NU

£1.7m

LARGE DETACHED INDUSTRIAL WAREHOUSE

2,891.96 sq m (31,129 sq ft)

Approximate Gross Internal Floor Area

FOR SALE

FEATURES INCLUDE....

2 X FIVE TONNE CRANES | 3 ROLLER SHUTTER DOORS AND LEVEL LOADING | STAFF FACILITIES | OFFICES AND PARKING

Location

The subject property is situated on the established Ashville Trading Estate being accessed via estate roads off Cambridge Road. The location is close to the M1 Motorway via Junction 21 approximately 3 miles distance.

The industrial area is to the south of Leicester close to the areas of Blaby and Narborough and within a short distance of the Fosse Park retail and commercial developments.

Leicester is a major East Midlands city lying to the east of the M1 Motorway at junctions 21 and 22, with junction 21 being the link with the M69 Motorway accessing easily into the West Midlands. The city has, historically, been known for the hosiery and footwear industries although, more recently, warehousing and distribution has become a major employer alongside the motorway junction..

Description

The premises comprise of a detached corner plot industrial warehouse which forms part of the Ashville Trading Estate located in Whetstone in Leicester.

In brief, the specification is as follows:

- minimum eaves height of 4.88 m
- 2 x five tonne cranes
- 2 x gas fired warm air blowers.
- 2 x main roller shutter doors PLUS further roller shutter/dock levelling access to side elevation
- two-storey cellular offices
- decorated and carpeted throughout
- canteen area
- separate male and female WC facilities
- separate in and out access to with room for loading
- parking for over 20 vehicles.



Map View

Plan View

Accommodation

WAREHOUSE	2,464.79 m ² / 26,531 ft ²
OFFICES	427.17 m ² / 4,598 ft ²
TOTAL	2,891.96 m² / 31,129 ft²

Planning

We understand that the premises have Planning Consent for industrial use.

Ingoing tenants should ensure that their use complies within planning regulations. For further information please contact Blaby District Council on 0116 275 0555.

Business Rates

2017 Rateable Value	£87,500
Rates Payable 2019/2020	£44,100

Price

£1.7m

(One Million Seven Hundred Thousand Pounds)

Terms

The premises are available to purchase on a Freehold basis.

VAT

Unless otherwise stated, all prices quoted are exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that mains gas, electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the sole letting agents, Musson Liggins.