



**Unit 39 Hayhill Industrial Estate, Barrow Upon Soar, Leicester, Leicestershire  
LE12 8LD**

## **Industrial Unit with Offices**

- ▶ **Total Gross Internal Area of 10,589 sq ft (983.74 sq m)**
- ▶ **Modern portal frame accommodation**
- ▶ **Three phase electrics, fully lit and heated**
- ▶ **£47,302 per annum exclusive**

For enquiries and viewings please contact:



**Peter Doleman**  
0116 255 5455  
[pdoleman@innes-england.com](mailto:pdoleman@innes-england.com)



**Joe Reilly**  
0116 255 5455  
[jreilly@innes-england.com](mailto:jreilly@innes-england.com)

### Location

This well-established industrial estate is situated on Sileby Road, between Sileby and Barrow upon Soar. The site is located between the main A6 and A46 trunk roads midway between Leicester and Loughborough.

### Description

An end of terrace fully self-contained industrial or warehouse unit, constructed in brick / block work and insulated cladding around a portal frame and pitched roof. There is a two storey office and amenity block with a concrete floor throughout the production / warehouse.

A mezzanine floor provides further good quality first floor offices and stores.

Loading is facilitated by means of an electric roller shutter door to the front elevation which leads onto a substantial yard for off street car parking and loading.

### Accommodation

	Sq M	Sq Ft
Ground Floor Production and Offices	762.2	8,205
First Floor Offices	74.8	805
Mezzanine Offices	146.7	1,579
<b>Total</b>	<b>983.7</b>	<b>10,589</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

### Services

Mains, electricity, water and drainage are connected to the premises; there is no gas on site.

### Electricity

There is a single and Three Phase electricity supply connected to the unit, with a degree of power trunking and overhead lighting.

### Tenure

A new lease will be granted for a term to be agreed on a fully repairing and insuring basis and with provision for upwards only rent reviews.

### Business Rates

The property is currently listed as Workshop and Premises and has a rateable value of £49,000.

Source: VOA

### Rent

£47,302 per annum, exclusive of rates, service charge and outgoings are payable quarterly in advance.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: D96

### Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 01-May-2019

