



**Unit 37 Hayhill Industrial Estate, Barrow Upon Soar, Leicester, Leicestershire
LE12 8LD**

Factory / Warehouse Premises

- ▶ **GIA 7,661 sq ft (711.74 sq m)**
- ▶ **Three phase electrics, fully lit and heated**
- ▶ **Good car parking and loading**
- ▶ **Rent - £40,220 per annum exclusive**

For enquiries and viewings please contact:



Peter Doleman
0116 255 5455
pdoleman@innes-england.com



Joe Reilly
0116 255 5455
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

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. The unit has a two storey office and amenity block with a concrete floor throughout the production / warehouse. 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 & Offices	636.9	6,856
First Floor Offices	74.8	805
Total	711.7	7,661

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

Services

Mains, electricity, water and drainage are connected to the property. There is no gas supply.

There is a single and three phase electricity supply, with a degree of power trunking and overhead lighting.

The unit is heated by means of an oil fired blower heater, with a domestic style oil fired central heated system within the offices.

Tenure

A new fully repairing lease is to be granted on terms to be agreed.

Business Rates

To be assessed.

Rent

£40,220 per annum exclusive.

VAT

VAT is applicable to the rent.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC Report can be made available upon request.

Viewings

Viewings are by appointment with sole agents Innes England.

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