

TO LET

19 De Montfort Street,
Leicester LE1 7GE
Tel: 0116 255 8888



MURRAYFIELD ROAD, LEICESTER LE3 1UW

- Warehouse Premises - 5,112.92 m² (55,035 ft²)
- Eaves Height – 6.10 metres (20 feet)
- Substantial Off Street Car Parking
- Rental - £235,000 per annum



LOCATION

The property is located on the established Braunstone Frith Industrial Estate. The property is situated to the south side of Murrayfield Road approximately midway between the junctions with Golf Course Lane to the east and Sunningdale Road to the west.

There is good access to the outer ring road via Hinckley Road which forms the A47 highway. The Junction 21A of the M1 motorway is situated within 2.41 kilometres (1.5 miles).

DESCRIPTION

The property comprises a detached warehouse with integral ground and first floor offices with a substantial site area and off street car parking to the rear accessed via Golf Course Lane. The main warehouse includes an eaves height of 6.10 metres (20 feet). There are 27 car parking spaces to the front with a further 49 to the rear.

ACCOMMODATION

Ground Floor	4,814.70 m ²	51,825 ft ²
Incorporating:- Offices, Warehouse & Ancillary Areas		
First Floor	298.22 m ²	3,210 ft ²
Incorporating:- Offices & Ancillary Space		
Total	5,112.92 m²	55,035 ft²



There is off street car parking to the front and rear. The overall site comprising the property extends to approximately 1.36 hectares (3.36 acres).

SERVICES

Mains single and three phase electricity, gas and water are connected. There are air blower heating units together with gas fired central heating systems.

PLANNING

The property benefits a consent under Class B2 General Industrial purposes.

RATES

The premises are assessed for business rates under the 2017 Rating List as follows:-

Description	Rateable Value
Factory & Premises	£154,000
Rates Payable	approx. £ 73,766

TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

RENTAL

£235,000 per annum exclusive.

VIEWING

Strictly by appointment with the sole agents:-
Spencers Druce Naylor Parkes
19 De Montfort Street
Leicester
LE1 7GE
Tel: 0116 255 8888

Naresh Patel
npatel@spencersdruce.co.uk

ENERGY PERFORMANCE CERTIFICATE

An EPC has been applied for.



PROPERTY MISDESCRIPTIONS: All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary interested parties should not be misled by the following: 1. All dimensions, distances, and floor areas are approximate and given for guidance purposes only. 2. Information given on tenancies and tenure has been provided to us in good faith and the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors. 3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant local authorities or by web based enquiry. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/lease. 4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. 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 prior to acquisition. 5. All prices and rents quoted are exclusive of Value Added Tax (VAT) unless expressly stated to the contrary.