

Substantial Freehold Factory

- ▶ **Total GIA: 50,326 sq ft**
- ▶ **Popular industrial location close to J21 of M1/M69**
- ▶ **1.43 Acre site with secure yard/car park**
- ▶ **Price: £2,500,000**

For enquiries and viewings please contact:



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Location

The building is situated on the popular Braunstone Frith Industrial Estate, approximately 3 miles north of Junction 21 of the M1 / M69 intersection via the outer ring road (Braunstone Way / New Parks Way), and approximately 4 miles north of Leicester city centre.

Description

The property comprises three interconnecting buildings, two single storey units both of which adjoin a two storey unit.

The two storey section has the benefit of a goods lift which can accommodate a forklift with a total weight capacity of 5 tonnes. The eaves height to the first floor section is 4.9m with a minimum of 5.18m to the ground floor.

The two single storey sections are of portal frame construction under pitched roofs, with eaves heights ranging from 4.6m - 5.8m. Each has its own dedicated offices together with WC and kitchen facilities.

The offices provide a mixture of open plan and cellular accommodation and have been fitted with suspended ceilings with inset lighting, carpet floor coverings and perimeter wired trunking.

Other specifications within the building include; a substantial compressed air system, CCTV and IT infrastructure throughout.

There are several loading doors to the front and side elevations which open onto a concrete hard surface providing excellent circulation and car parking space. In addition, the site has a separate fenced off yard area for external storage.

The total site area is 1.43 acres.

Accommodation

	Sq M	Sq Ft
Two Storey Section	-->	
Ground Floor Production area	1,120.7	12,064
First Floor Production area, WCs, kitchen	1,120.7	12,064
Mezzanine Floor	71.4	769
Single Storey Unit 1	-->	
Production area, kitchen, WCs & Stores	993.3	10,692
First Floor offices	158.7	1,708
Single Storey Unit 2	-->	
Production area	1,127.1	12,132
Office section including kitchen & WCs	83.3	897
Total	4,675.3	50,326

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

Services

We understand all mains services are connected to the property.

Heating

Gas central heating and air conditioning is provided in the offices together with Ambi Rad & blower heating in the factory accommodation.

Electrics

Single and three phase electrics are connected and lighting is provided throughout. The unit has the benefit of its own sub-station with 1,500 kva electricity supply.

Price

£2,500,000

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC has been requested.

Viewing

Viewings are strictly by appointment with the sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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