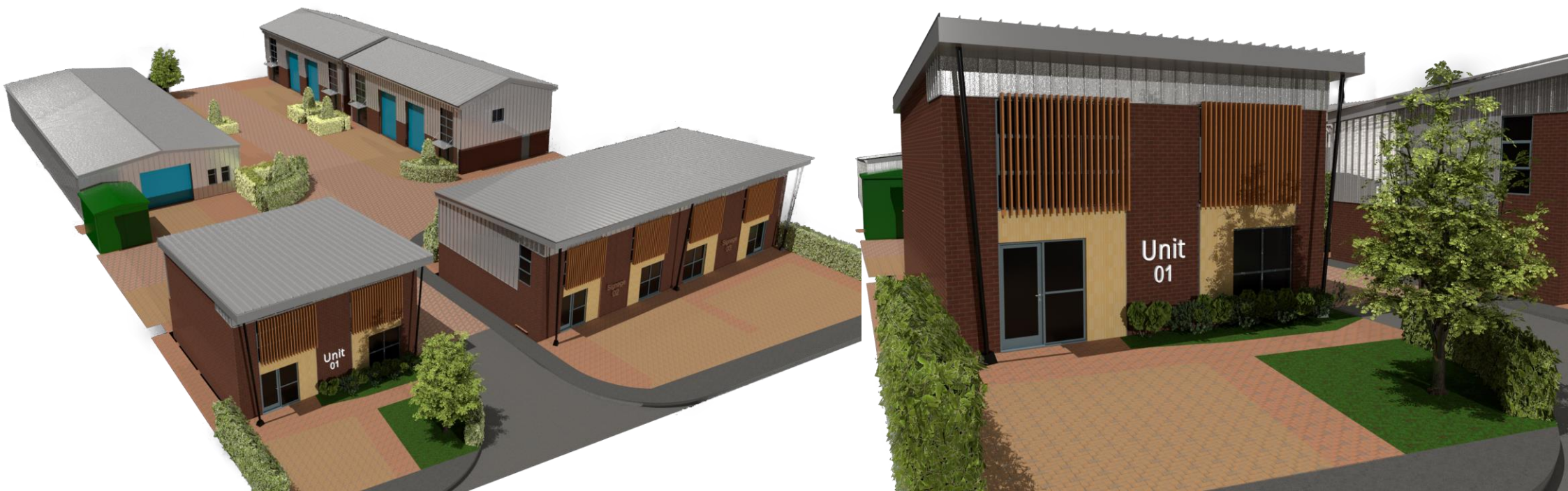




Glenborough Court  
Station Road  
Glenfield  
LE3 8BT

01509 233433

**FOR SALE**



**New build industrial/office scheme  
providing 9 units**

**Individual units from 1,248 sq ft - 1,840 sq ft  
Total on-site development 13,267 ft<sup>2</sup>**

## LOCATION

The subject site is prominently located on Station Road directly opposite the Co-op food store, adjoining established industrial development Sandown Court. Nearby occupiers include the Glenfield Library.

The site location is shown on the plan within these particulars.

## DESCRIPTION

Purpose-built small industrial/office scheme will be available late 2019 and expressions of interest are invited.

## SPECIFICATION

Properties available at "shell only" (reduced cost) or fitted out (by turn-key contractor):

- Steel portal frame construction
- Solid concrete flooring
- Internal clearance to eaves 6 metres
- Ground and first floor office/workshop space
- Warehouse to have powered sectional loading access door and LED lighting
- Offices to benefit from LED lighting and three compartment trunking
- A/C Climate control / electric water heating

Shell only includes:

- Mains serviced unit with first floor decking and stairs installed and internal blockwork partitions only
- No internal boarding, ceilings, power/lights, and non-structural works/finishing completed

## SERVICES

- Gas to metered supply
- Three-phase electricity supply

## SERVICE CHARGE

There will be a management company set up which each freeholder will have a share to manage communal access roads, landscaping areas, etc.

## ACCOMMODATION

|        |                       |                          |
|--------|-----------------------|--------------------------|
| Unit 1 | 123.93 m <sup>2</sup> | (1,334 ft <sup>2</sup> ) |
| Unit 2 | 154.96 m <sup>2</sup> | (1,668 ft <sup>2</sup> ) |
| Unit 3 | 154.96 m <sup>2</sup> | (1,668 ft <sup>2</sup> ) |
| Unit 4 | 115.94 m <sup>2</sup> | (1,248 ft <sup>2</sup> ) |
| Unit 5 | 115.94 m <sup>2</sup> | (1,248 ft <sup>2</sup> ) |
| Unit 6 | 115.94 m <sup>2</sup> | (1,248 ft <sup>2</sup> ) |
| Unit 7 | 115.94 m <sup>2</sup> | (1,248 ft <sup>2</sup> ) |
| Unit 8 | 170.94 m <sup>2</sup> | (1,840 ft <sup>2</sup> ) |
| Unit 9 | 163.97 m <sup>2</sup> | (1,765 ft <sup>2</sup> ) |

**Total** **1,232.53 m<sup>2</sup>** **(13,267 ft<sup>2</sup>)**

## PRICE

|               | Fitted Out  | Shell Only |
|---------------|-------------|------------|
| <b>Unit 1</b> | £455,000    | £395,000   |
| <b>Unit 2</b> | £430,000    | £376,000   |
| <b>Unit 3</b> | £430,000    | £376,000   |
| <b>Unit 4</b> | £345,000    | £290,000   |
| <b>Unit 5</b> | £345,000    | £290,000   |
| <b>Unit 6</b> | £345,000    | £290,000   |
| <b>Unit 7</b> | £345,000    | £290,000   |
| <b>Unit 8</b> | Under Offer |            |
| <b>Unit 9</b> | Under Offer |            |

## TENURE

The properties are available freehold.

## BUSINESS RATES

Local Authority: Blaby District Council  
Period: 2019/2020  
Rateable Value: TBC

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

VAT will be charged on the purchase price.

## EPC

EPCs will be available upon completion of works.

## WORKING HOURS

No work or vehicle movements or operations associated within the development will be approved to take place outside the hours of 7am – 7pm Monday-Friday inclusive and 8am – 2pm on Saturday nor at any time on Sunday or recognised holidays.

## PLANNING

We understand the premises have authorised planning consent under Class B1/B8 of the Town and Country Planning (Use Classes) Order 1987.

# Glenborough Court, Station Road, Glenfield, Leicester, LE3 8BT



# Glenborough Court, Station Road, Glenfield, Leicester, LE3 8BT



# Glenborough Court, Station Road, Glenfield, Leicester, LE3 8BT



### Site Plan Legend

- Application / Site Boundary
- Existing Building Outline & Surrounding Context
- Proposed Building Outline
- Proposed permeable roadway as part of Civil Engineers design and drainage strategy.
- Proposed highway roadway and new site access as part of Civil Engineers design package.
- Proposed areas of soft landscaping and planting borders - to specification by others.
- Proposed paving, generally 1200mm wide.
- Indicates handstanding area to service bay doors. Surface finish to be agreed.
- ▲ Indicates principal building entrance doors - Part M level access
- ▲ Indicates service door locations, level access
- ▼ Indicates secondary access / escape doors, Part M level access egress

Disclaimer: brp Ltd accept no responsibility for work not covered by this contract with the intention of the original contract specifications. This document and its design content is copyright protected. It shall be read in conjunction with all other documents (plans, specifications, schedules, specifications, drawings and related documents) contained. Do not make any alterations, additions or omissions to this document without the written consent of brp Ltd. Any alterations to this document shall be made to the original contract documents.

Source File: C:\172\1010\1010\1010\1010.dwg

| Rev | Date     | Drawn | Notes   |
|-----|----------|-------|---|
| A   | 20/07/17 | DMB   | Minor amendments.   |
| B   | 16/09/18 | DMB   | Minor amendments. Units 4 to 7 re-proposed.                                       |
| C   | 29/09/18 | FLW   | Unit 8 moved by 700mm south west. Access door moved in with door to be discussed. |
| D   | 09/02/19 | FLW   | Handstanding amended to internal carportage.                                      |

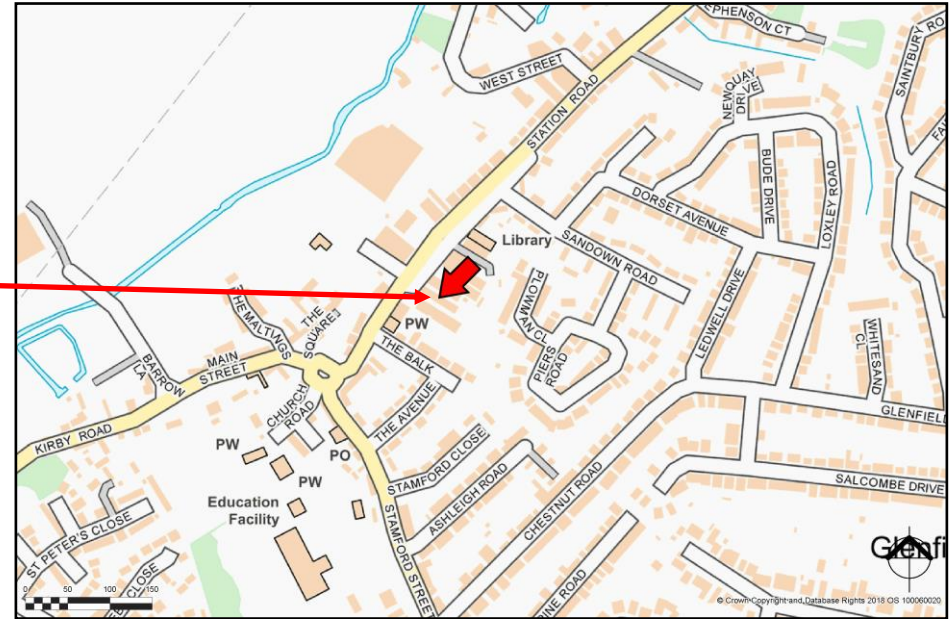
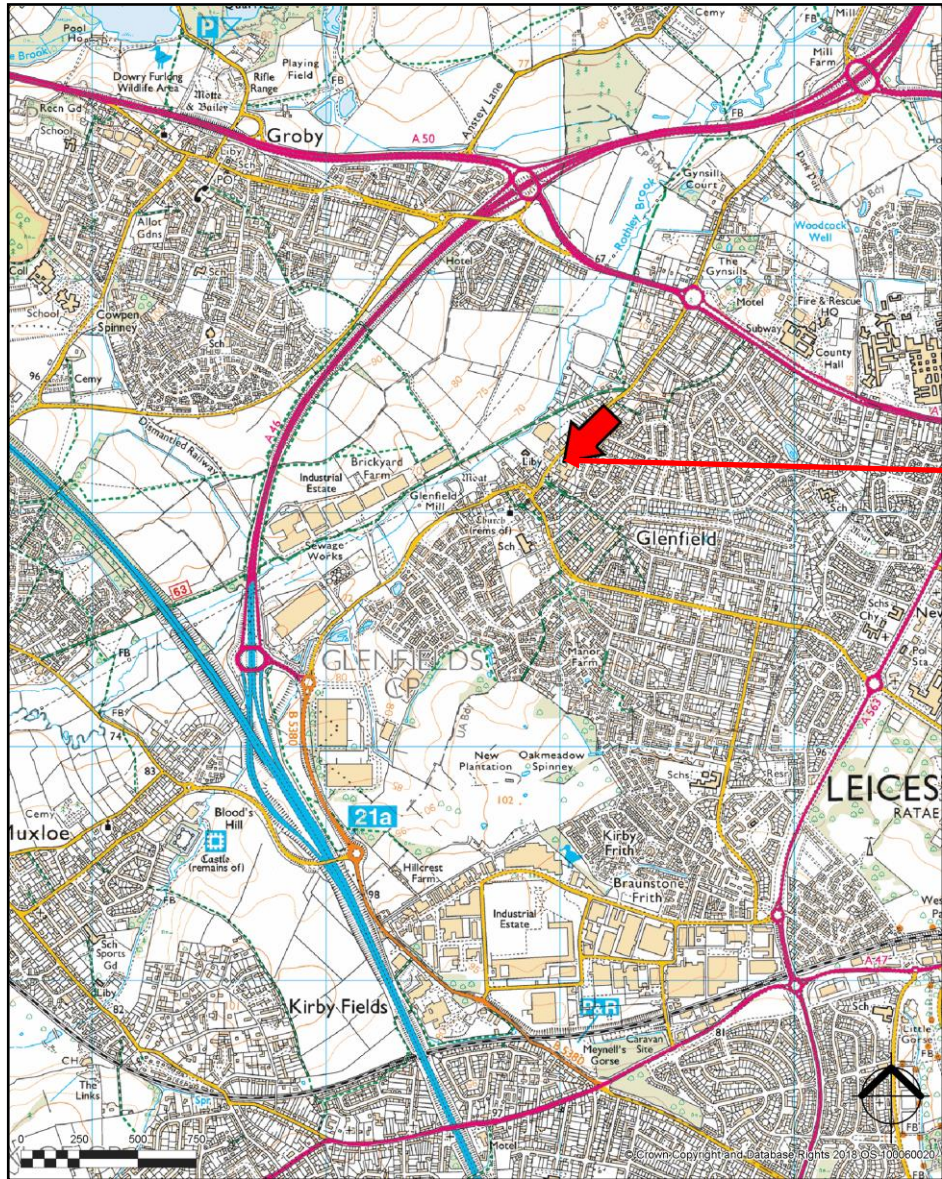


**brp**  
1 Millers Yard  
Rushon Way  
Market Harborough  
Leicestershire  
LE16 7PW  
T: 01533 664988  
brp@brp.co.uk

Client: Cawrey Limited  
Project No: Proposed Redevelopment  
Glenborough Engineering Site  
Sandown Court, Station Road,  
Glenfield, Leics.  
Drawing No: Proposed Site Plan

| Building Regulations |                    |
|----------------------|--------------------|
| Scale: 1:200, 1:100  | Supersedes No: N/A |
| Drawn: DMB           | Date: June 2017    |
| Checked: W101        | Author: D          |

# Glenborough Court, Station Road, Glenfield, Leicester, LE3 8BT



## IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.