



**Unit 4 St Georges House**  
**Gaddesby Lane**  
**Rearsby**  
**LE7 4YH**

**TO LET**

**£37,500 pax (excluding yard)**  
**£62,500 pax (including yard)**



**Warehouse & Ancillary Offices**

**767.65 sq m (8,264 sq ft)**  
**Plus large yard area—1 acre**

# Unit 4 St Georges House, Gaddesby Lane, Rearsby, LE7 4YH

## LOCATION

St Georges House Business Park fronts Gaddesby Lane to the north of Leicester approximately 3 miles from the A46 Leicester western bypass.

The location provides superb communication links to the A46 and wider East Midlands road network with the M1 approximately 11 miles to the west. The property is approximately 8 miles north of Leicester City Centre.

The property's location is shown on the plan within these particulars.

## DESCRIPTION

Light steel truss warehouse with internal clearance to eaves of approximately 5.4 metres. The premises have steel roller shutter loading access door, entrance reception and office.

The front elevation to be created.

Male, female and disabled WC facilities to the rear with substantial separate 1 acre storage yard available.

There is good car parking facilities on site with the property benefiting from 8 spaces.

## ACCOMMODATION

Warehouse	692.56 sq m	(7,455 sq ft)
Office	75.09 sq m	(809 sq ft)

**Total 767.65 sq m (8,264 sq ft)**

## TENURE

The property is available on a new lease for a term to be agreed subject to a minimum of 5 years on a full repairing and insuring basis subject to a photographic Schedule of Condition to be prepared by the Tenant after completion of Landlord's works and approved by the Landlord at the cost of the Tenant.

The roof is excluded from the repairing liability of the Tenant and is retained by the Landlord, not demised to the Tenant. The Tenant will be required to pay fair and reasonable proportion of the maintenance repair of the roof.

## RENT

**£37,500 (thirty seven thousand five hundred pounds)** per annum exclusive

**Property plus Yard**  
**£62,500 (sixty two thousand five hundred pounds)** per annum exclusive

## SERVICE CHARGE

There is a site wide service charge dealing with maintenance of landscaping, site clearance, meter readings, contract administration, vegetation and gutter maintenance, external security lighting and power maintenance, security gates maintenance, management costs, surface water drainage, CCTV and Landlord's insurance based on percentage floor area. Current contribution 69p per sq ft to be reviewed 1 April 2020.

## BUSINESS RATES

Local Authority: Charnwood Borough Council  
Period: 2019/2020  
Rateable Value: To be re-assessed

## LEGAL COSTS

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

## VAT

VAT will be charged on the rent.

## EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

## PLANNING

We understand the premises have authorised use under Class B1 & B8 of the Town & Country Planning (Use Classes) Order 1987.



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## IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The 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 & 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