

FOR SALE/TO LET

Office, Retail & Industrial
New design & build opportunities
2,000 ft² – 20,000 ft²

Approx 1.27 acres



Leicester Road
Mountsorrel
LE12 7TZ



LOCATION

Superb location with good access to A6 Loughborough-Leicester corridor. Nearby occupier include Waitrose in an established mixed commercial location.

DESCRIPTION

Included in this brochure are a number of sketch schemes showing how the site can be developed, subject to planning consent. We are looking to secure interest in:

- Industrial units from 2,000 ft² upwards
- Retail sales units to Leicester Road frontage provided as shell dependent on specification – minimum 2,000 ft²
- New build office available 2,000 ft² upwards

TENURE

Freehold/leasehold on a term to be agreed.

PRICE

On application.

RENT

On application.

LEGAL COSTS

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

VAT

VAT will be charged on the rent/sale price.

PLANNING

The site does not have planning at this stage. Interested parties can be included in a master plan for the site subject to consent.

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EMAIL: alex.reid@matherjamie.co.uk

[S1004]

Examples of typical new build office, retail and industrial buildings



Hinckley



Loughborough



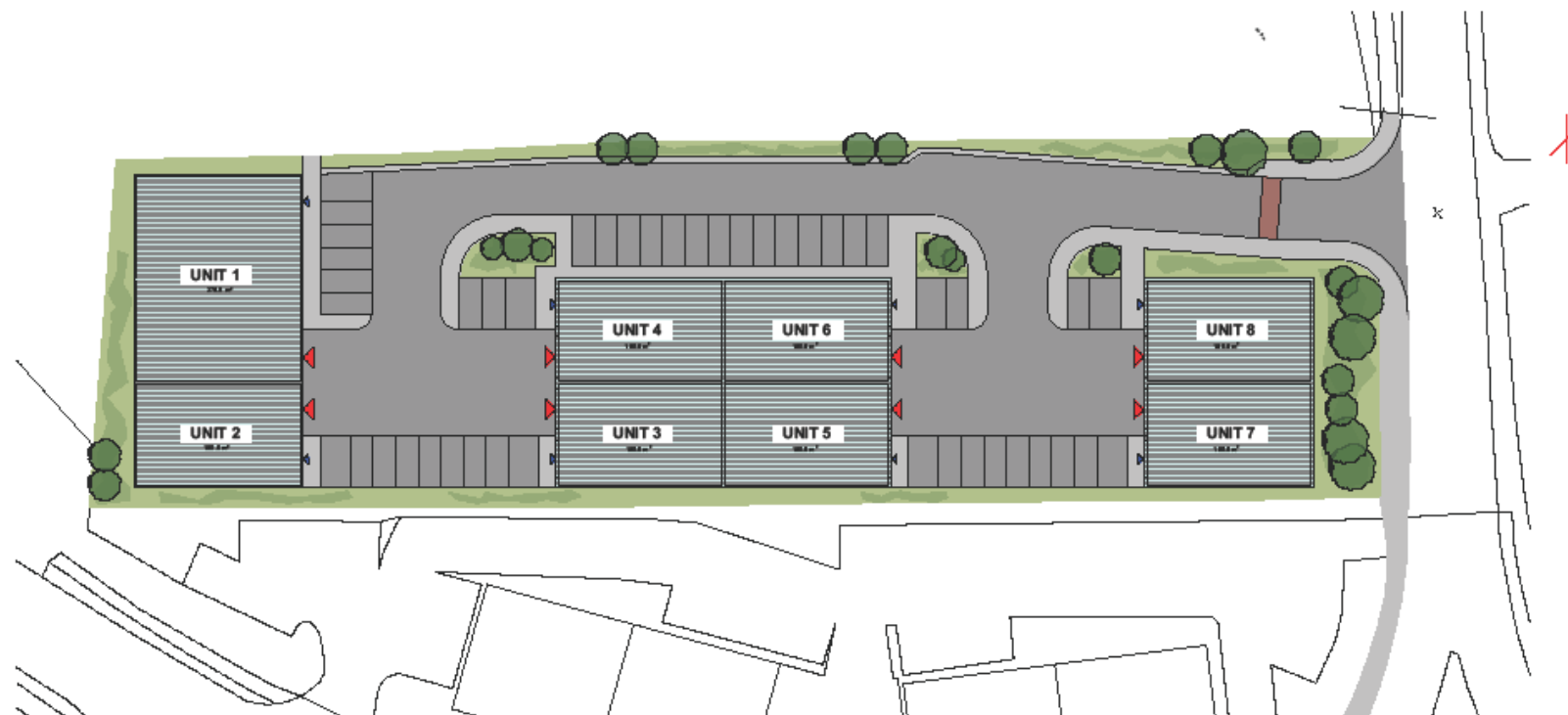
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Coalville

Revision:

Date:

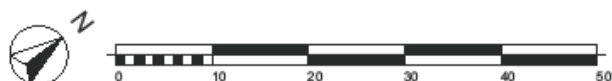


Schedule of Accommodation

Type	Area
Unit 1	376m ²
Unit 2	185m ²
Unit 3	185m ²
Unit 4	185m ²
Unit 5	185m ²
Unit 6	185m ²
Unit 7	185m ²
Unit 8	185m ²
Total	1670m ²

Parking - 45 Spaces

Schedule is a guide only, and will be inferred by unit sizes, parking and service requirements



Preliminary for
Comments only.

Drawing subject to site survey
and local authority approval



Architects - Project Managers - Quantity Surveyors
130 New Walk
Leicester, LE1 7JA
Tel: 0116 204 5800, Fax: 0116 204 5801
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Project: A development at Leicester Road,
Mountsorrel

Client: Artisan Developments Ltd

Sheet title: Site Plan Option 4

Ref: L4114/ 010

Scale: 1:500 @ A3

Date: 19.12.16

Drawn: SD

Checked: MK

All dimensions to be checked on site. Do not scale off drawing. This drawing is the copyright of the Architect, and not to be reproduced without the permission. Ordnance Survey map information reproduced with permission of HMSO Crown Copyright reserved. rgp Ltd. Trading as rgp

SITE AREA - 5142 sq m

Nursery

44.8m

250sq
OFFICE
4500sq

5000sq

10000sq

WOODWARD CLOSE

THE CLIENTS REQUIRE AN ADAPTATION OF THE EXISTING BUILDING TO ACCOMMODATE THE PROPOSED OFFICE AND NURSERY. THE BUILDING IS A 1960S CONCRETE FRAME WITH BRICK CLADDING.

2.1. EXISTING BUILDING TO BE ADAPTED TO ACCOMMODATE THE PROPOSED OFFICE AND NURSERY.

2.2. THE BUILDING IS TO BE ADAPTED TO ACCOMMODATE THE PROPOSED OFFICE AND NURSERY.

2.3. THE BUILDING IS TO BE ADAPTED TO ACCOMMODATE THE PROPOSED OFFICE AND NURSERY.

htcarchitects

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2.01 Tungsten

2.02 Leicester Road, Mountsorrel

2.03 Proposed Site Plan

date June 2017

status Feasibility

scale 1:500 on A3

drawn AB checked NT

plot no. 2120

05

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FREE INFORMATION TO ALL READERS

44.8m

UNCLUSTER ROAD

Nursery

TOTAL GHA
21600 SGL FY

GRANITE VAS

Proj.	Dir.	Period	Days
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htcarchitects

在会场上, 大家
热烈地进行了交流
和讨论。
大家一致认为
《中国书画函授大学
建校三十周年纪念册》
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Tungsten

project

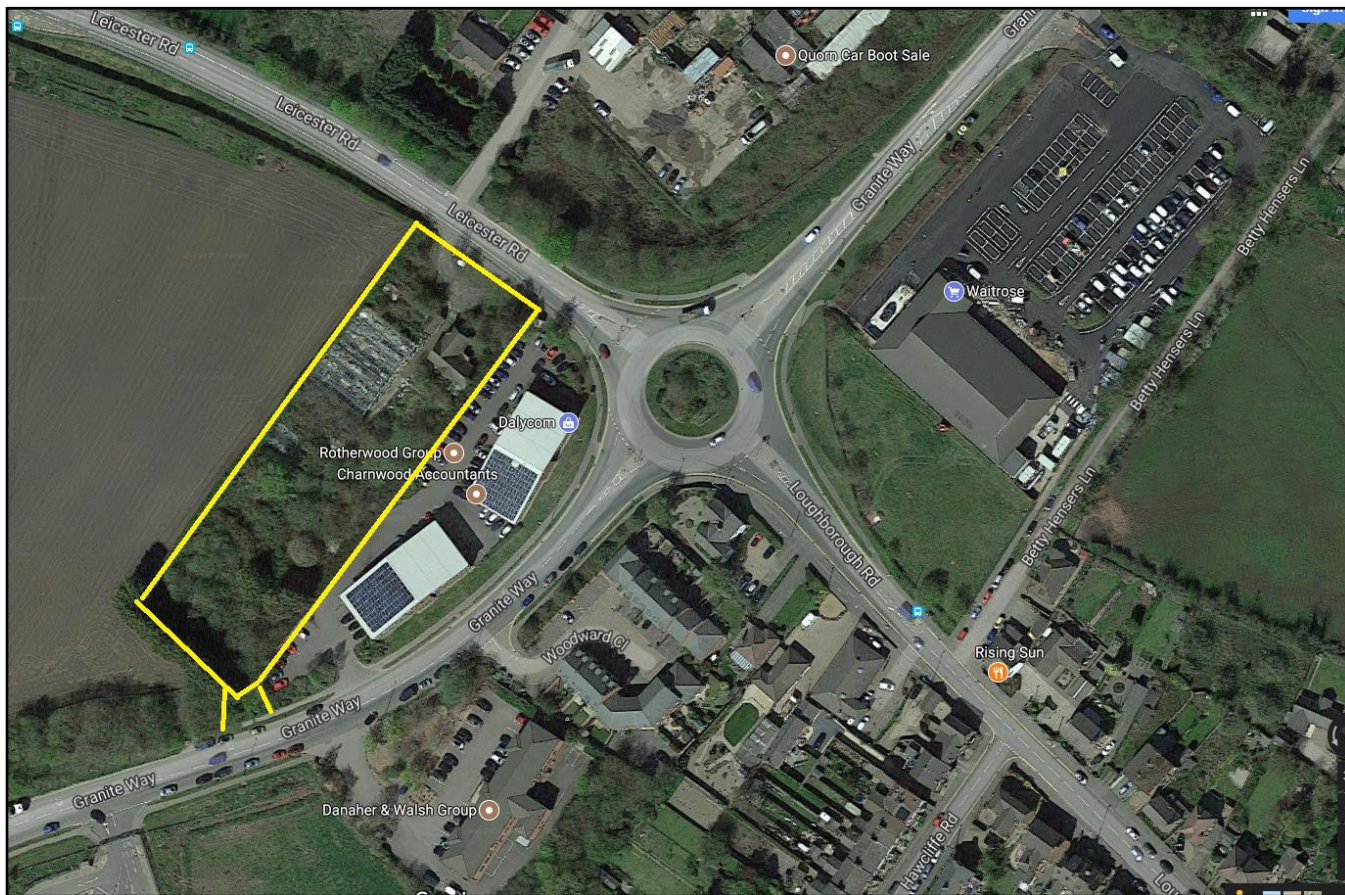
Leicester Road, Mountsorrel

drawing title
Proposed Site Plan

date June 2017

scale Feasibility
scale 1:500 @ A3

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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.
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