

# FOR SALE / TO LET

Warehouse & Offices

1,215.16 m<sup>2</sup> (13,080 ft<sup>2</sup>)

163 Scudamore Road  
Leicester  
LE3 1UQ



## LOCATION

The subject property fronts Scudamore Road close to its junction with Wembley Road with superb road communications to the Scudamore Road location. Junction 21a of the M1 motorway, south-bound, is approximately 1.9 miles from the subject property, Junction 20 of the M1/M69 is approximately 3.5 miles to the south and Junction 22 of the M1 is approximately 8 miles to the north.

Scudamore Road is a well-established industrial location on the west side of the City of Leicester with significant regeneration of the area ongoing with most recent addition being the Samworth Brothers Distribution warehouse close to the subject premises.

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

## DESCRIPTION

The property provides a detached warehouse and ancillary offices previously used for garaging purposes.

The main factory warehouse premises is steel frame construction beneath a pitched sheet roof incorporating 10% translucent light panels with internal clearance to eaves of approximately 4.87 meters. The warehousing has a sliding shutter loading door to the front elevation, integral two-storey offices incorporating male and female WC's, kitchen, canteen area as well as stores.

The premises has gas blower heating to the main warehouse and a substantial mezzanine, two in-floor vehicle pits with covers.

To the front elevation is workshop annexe beneath light steel truss roof incorporating 10% translucent light panels, internal clearance to eaves of approximately 3.61 meters with male and female WC's.

To the front elevation is a single-storey additional office block providing office, reception, WC and kitchen which has been over-clad in steel profile sheet.

All the main warehouse factory areas of the accommodation benefit from solid concrete flooring and externally there is concrete service loading yard to the main factory warehouse together parking for approximately 3 cars to the front elevation of the offices.

## ACCOMMODATION

### Ground Floor

Main Warehouse & Offices	905.79 m <sup>2</sup>	(9,750 ft <sup>2</sup> )
Annexe Warehouse	193.46 m <sup>2</sup>	(2,082 ft <sup>2</sup> )
Annexe Offices	37.61 m <sup>2</sup>	(405 ft <sup>2</sup> )

### First Floor

Office Store Area	78.3 m <sup>2</sup>	(843 ft <sup>2</sup> )
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### Total Gross Internal Area

Mezzanine	390.28 m <sup>2</sup>	(4,201 ft <sup>2</sup> )
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## TENURE

The property is available freehold with vacant possession or on a new lease for terms to be agreed.

## PRICE

Offers in the region of **£725,000 (seven hundred and twenty five thousand pounds)**.

## RENT

**£58,000 (fifty eight thousand pounds)** per annum exclusive.

## BUSINESS RATES

Local Authority:	City of Leicester
Period:	2018/2019
Rateable Value:	£41,500

## LEGAL COSTS

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

## VAT

The position regarding VAT is to be confirmed.

## PLANNING

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

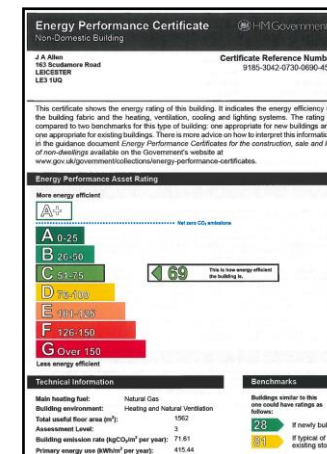
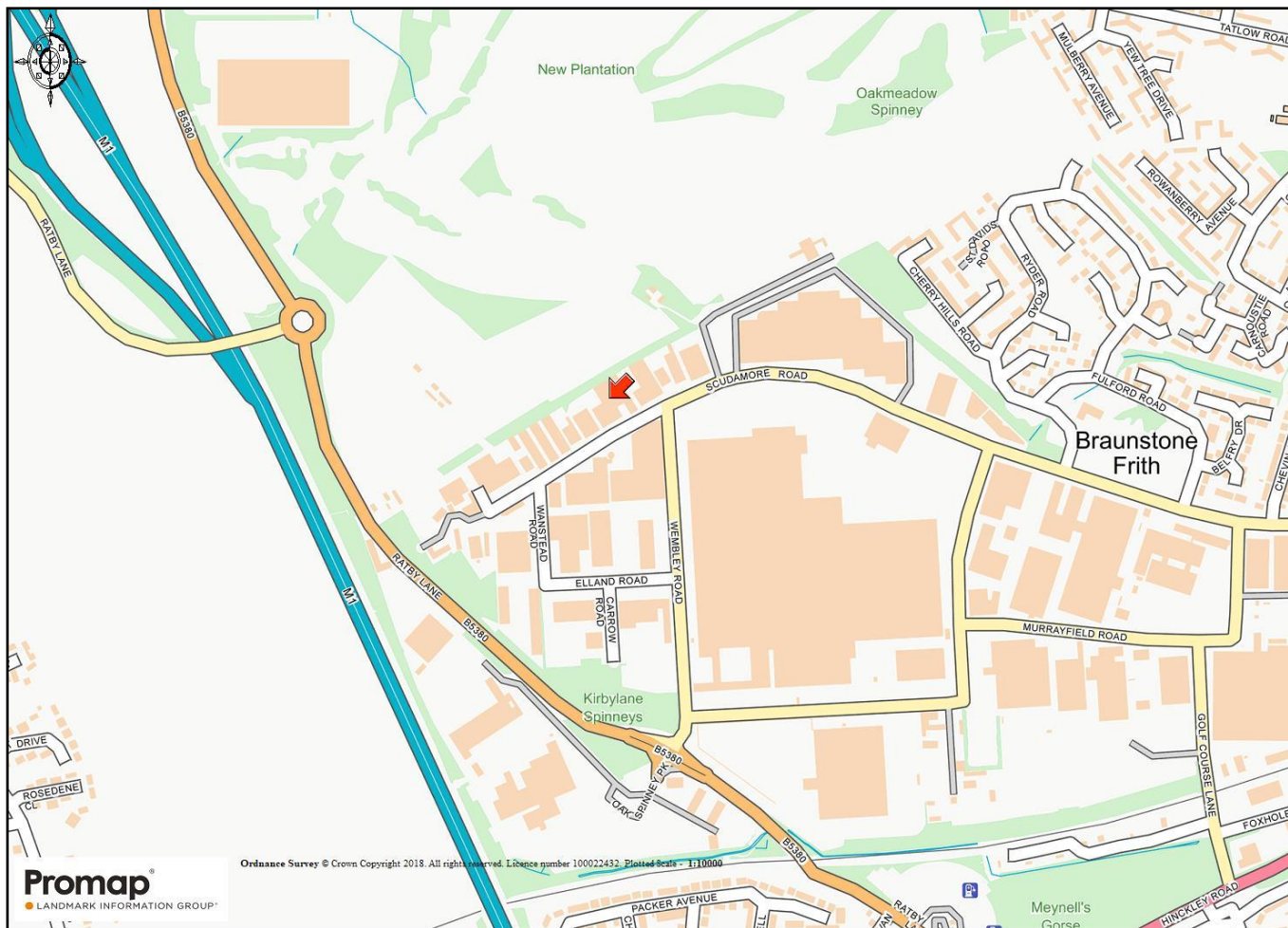
**CONTACT:** Alex Reid MRICS  
**E-MAIL:** alex.reid@matherjamie.co.uk

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## MATHER JAMIE

### Chartered Surveyors

3 Bank Court, Weldon Road,  
Loughborough, Leicestershire  
LE11 5RF  
tel: 01509 233433  
fax: 01509 248900  
email: [sales@matherjamie.co.uk](mailto:sales@matherjamie.co.uk)  
website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)



### 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.