

For Sale

Industrial Unit / Part Investment



8/8A CROSS STREET, OADBY, LEICESTER. LE2 4DD

234.1 Sq M (2,520 Sq Ft)

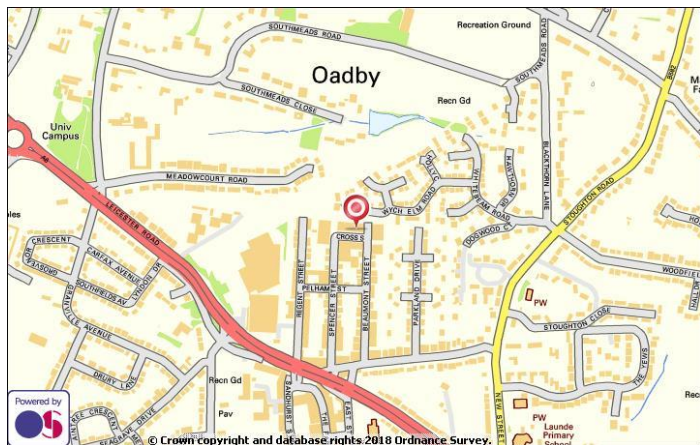
£295,000 for the Freehold

- 8 parking spaces
- Corner position
- Part investment
- Vacant unit 1,932 Sq Ft (179.5 Sq M)
- Self contained office 588 Sq Ft (54.6 Sq M)

LOCATION

The property occupies a corner position on Cross Street, Oadby, at its junction with Beaumont Street, approximately 3 miles south of Leicester City Centre.

SAT NAV: LE2 4DD



DESCRIPTION

The unit comprises of a single storey industrial unit of portal framed construction with brick elevations and corrugated sheeting roof above a solid floor. A two storey brick construction provides a self contained office to the side of the building with WC and kitchenette.

The industrial unit is currently fitted with an attractive open plan office, meeting room, WC and kitchenette. The rear of property provides workshop/storage with loading by way of a roller shutter door to the Beaumont Street elevation.

Externally, 8 parking spaces are to the front of the property.

ACCOMMODATION

DESCRIPTION	SIZE (SQ.FT)	SIZE (SQ.M)
8 - Ground floor Offices / Kitchen / WC	730	67.8
8 - Ground floor Workshop / Stores	1,202	111.7
8a - Ground floor Office / WC / Kitchenette	244	22.6
8a - First floor Office	344	32
TOTAL GIA	2,520	234.1

RATING ASSESSMENT

8 Cross Street

Rateable Value (2017): £7,200
U.B.R (2017/2018): £0.479
Est. Rates Payable (2017/2018): £3,450

Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

TERMS

The Freehold is to be sold subject to part vacant possession. 8a is separately let at £6,000 per annum.

PRICE

£295,000 for the Freehold

VAT

Prices are quoted excluding VAT.



VIEWING

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