

TO LET

Industrial Units

Units 33 & 35
High View Close
Leicester
LE4 9LJ

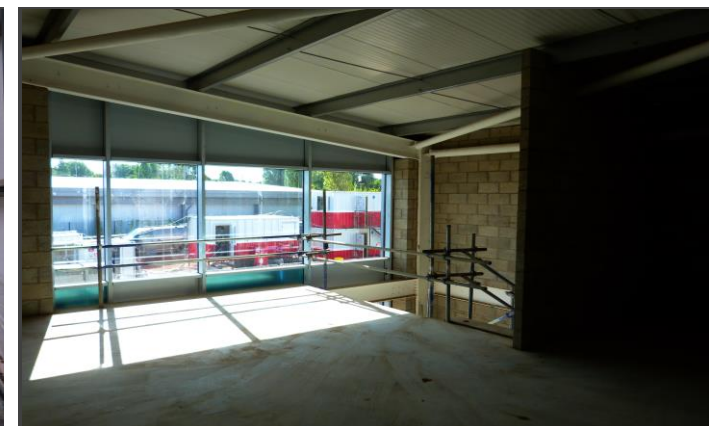
542.15 – 1,085.31 sq.m
(5,836 – 11,683 sq.ft)

- Newly constructed industrial units
- High specification ideal for food based activity
- Designated parking and loading
- Clear span production areas
- Minimum eaves height 5.8m
- Adjoining Leicester Food Park

Rent Upon Application

APB

PROPERTY CONSULTANTS
www.apbleicester.co.uk



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Location

This new development is situated within the Hamilton Industrial Estate encompassing Hamilton Office Park and the newly constructed Leicester Food Park.

The Industrial Estate is conveniently located approximately 3.5 miles east of Leicester City Centre, and with immediate access to the Outer Ring Road (A563)

Description

Five separate units are being constructed to adjoin a new purpose-built factory for Leicester Bakery. The buildings shall be constructed to a high specification and are suitable for food preparation purposes.

Each unit shall provide clear span production space to a minimum eaves height of 5.8m with loading doors and shall include ancillary first floor office and toilet facilities.

There shall be a central service yard area providing loading and car parking, with designated spaces for each unit

Services

Each unit shall benefit from mains services, including three phase electrical supply, mains drainage and water.

A service charge shall be payable in respect of the communal facilities – details upon request.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Unit 33	543.16	5,847
Unit 35	542.15	5,836
Total GIA:	1,085.31	11,683

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Planning

The properties will have a Use Classification of B2 (general industrial). There are no working hour restrictions.

Rent

Upon application.

Timings

Completion is anticipated November 2018.



Viewing

Strictly by appointment through agents APB:

Reg Pollock
rp@apbleicester.co.uk

Will Shattock
wjs@apbleicester.co.uk

Conditions under which these details are issued
These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

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