

## Freehold industrial/warehouse unit on established industrial estate with good access to the A46

**798m<sup>2</sup>**  
(8,592ft<sup>2</sup>)

- Industrial/manufacturing unit offering clear span accommodation
- Electric roller shutter loading door and Warehouse lighting
- Ground and first floor offices with welfare, kitchen and W/C facilities
- External 0.17 acre self-contained yard with parking for 14 vehicles
- Close to the A46 and approximately 3 miles north east of Leicester City Centre
- Price - £810,000



**FOR SALE**

Location

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## Location

The property is situated on Cannock Street, Leicester within Troon Valley Industrial Estate. The property is easily accessed off the A563 Leicester Ring Road via Thurcaston Lane. The A46 leads to the M1, M69 and A14. The property sits approximately 3 miles to the north east of Leicester City Centre.

## The Property

The property comprises a semi-detached industrial/manufacturing unit with two storey offices and welfare facilities. The warehouse provides clear span warehouse accommodation and benefits from ground and first offices to the front and external self-contained yard. The detailed specification includes:-

### Warehouse/manufacturing space

- Low height clear span warehouse space
- 3 phase power with 240 KvA
- Electric roller shutter loading door
- Warehouse Lighting
- Gas blower
- 3.12 minimum eaves height clearance

### Offices

- Two storey offices
- Suspended ceilings
- Carpeting
- Strip lighting
- Kitchen and W/C facilities

### External

- Self-contained yard with parking for 14 vehicles

## Energy Performance Certificate

The building has an Energy Performance Certificate rating of C(74).





## Accommodation

Description	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	682	7,333
Ground floor offices	56	609
First floor offices	60	650
<b>Total</b>	<b>798</b>	<b>8,592</b>

(These figures are given for guidance purposes only and prospective purchasers are advised to take their own measurements).

## Business Rates

We note from the VOA website that the property has an entry as follows:

**Factory and premises - Rateable value £31,000**

(The current business rates multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority).

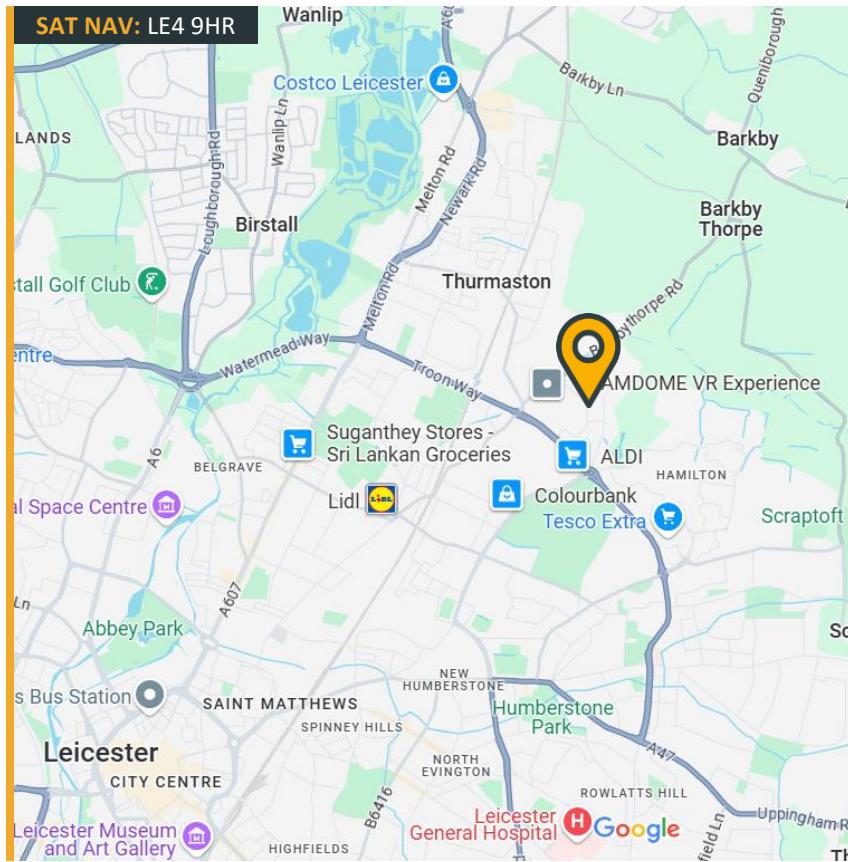
## Planning

The building has planning for B2 (General Industrial). Interested parties must rely on their own enquiries of the planning authority, Leicester City Council.

## VAT

We understand the property is **NOT** elected for VAT.





## Price

The freehold is available with vacant possession at a guide price of:

**£810,000**

(Eight Hundred and Ten Thousand Pounds)

## Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser. As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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