



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Lutterworth LE17 4HB



FOR SALE

£1,320,000 Asking price

SPIRIT HOUSE, 1 SAFFRON WAY
LEICESTER
LE2 6UP

- Car Parking available
- Centrally Located

LOCATION

The property occupies a prominent position on Saffron Way, Leicester.

Saffron Way is located approximately 3.5 miles south of the City Centre.

The site is well positioned with good road links into the City and outer ring road, west towards M1/M69 intersection.

DESCRIPTION

The property comprises a two-storey office building and two warehouse buildings, The office accommodation also includes meeting rooms and welfare facilities on both floors.

The warehouse areas both have roller shutter loading doors with maximum heights of approximately 7m.

The property is of steel portal frame construction clad in part block/brick with sheet cladding incorporating glazed windows to the side and front elevations.

Externally the property benefits from gated and secure off-road parking.

The GIA (Gross Internal Area) is 1,480 sq.m (15,926 sq.ft)

Main Warehouse 950.60 sq.m (10,233 sq.ft)

Second Warehouse 213.34 sq.m (2,296 sq.ft)

Ground Floor Office 159.15 sq.m (1,713 sq.ft)

First Floor Office 156.43 sq.m (1,684 sq.ft)

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 1,480 sq.m. (15,926 sq.ft)

Main Building including the ground floor office 1,109.75 sq.m (11,945 sq.ft)

First floor office 156.43 sq.m (1,684 sq.ft)

Pharmacy building 213.34 sq.m (2,296 sq.ft)

BUSINESS RATES

Rateable Value : £44,750

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £44,750.

At this level, occupiers may benefit from an element of Small Business Rates Relief.

Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of D. A Copy of the certificate is available upon request.

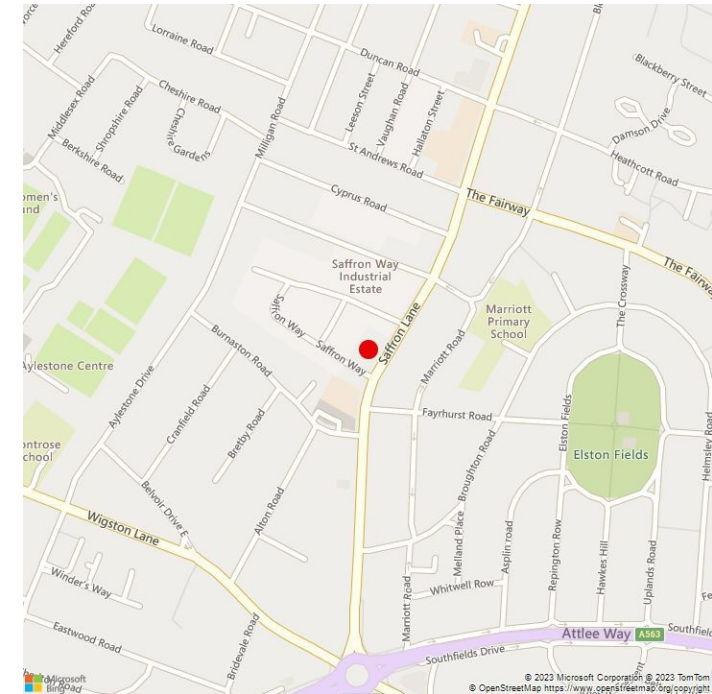
LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the

Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.



