

**MATHER  
JAMIE**

01509 233433

**Unit 4 Flatten Way  
Syston  
Leics  
LE7 1GU**

**TO LET  
£90,000 pax**



**Warehouse Unit**

**1,515.25 sq m (16,310 sq ft)**

# Unit 4 Flatten Way, Syston, Leics, LE7 1GU

## DESCRIPTION

The property comprises a mid-terrace warehouse of steel portal frame construction, beneath a pitched roof incorporating 10% translucent light panels benefiting from:

- Internal clearance to eaves of approximately 5.95m
- 2x manual roller shutter loading access doors
- Maximum internal height clearance 9.28m
- Solid concrete flooring
- Small integral office
- Male and female WC

## ACCOMMODATION

Total GIA	1,515.25 sq m	(16,310 sq ft)
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## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

**£90,000 (ninety thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.





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## BUSINESS RATES

Local Authority: Charnwood  
Period: 2024/2025  
Rateable Value: TBC

**NB:** Incoming tenant to be responsible for business rates for Unit 4, which is currently being reassessed as the unit is currently part of a wider assessment.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property currently has an Energy Performance Asset Rating of 92 within Band D, a combined assessment with Unit 3. The EPC is valid until 1 February 2033.

## PLANNING

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

Interested parties are advised to make their own enquiries of the local planning authority.



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## LOCATION

The subject property is located on Flatten Way within 1 mile of the Hobbyhorse roundabout on the A46 Leicester western bypass and approximately 8.5 miles of Junction 21A and 11 miles of Junction 22 of the M1 motorway.

The property is well-located to serve the wider region in addition to good road links to the northern side of the city of Leicester.



what3words:

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## CONTACT:

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### IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

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

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

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

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

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