



skybluehomes
Lettings and Property Management

TO LET

£38,573 pcm

Industrial Space

3330.62 sq m (35,743 sq ft)



 T: 0116 254 8107

 E: info@skybluehomes.co.uk

 W: www.skybluehomes.co.uk



Scudamore Road,
Leicester, LE3 1UQ



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DESCRIPTION

Available Q1 2025

- State-of-the-art sprinkler system
- Extended to provide additional space
- Extension includes new flooring
- Secure cycle parking
- Electric loading doors
- Enjoy the flexibility of 6.5 metre eaves
- Equipped with 5 level access loading doors
- Benefit from CCTV for peace of mind
- Secure concrete service yards
- Very good rating under "BREEAM"
- Robust floor loading capacity of 50kN/m2



Generous
Car parking



Nearby
Dining

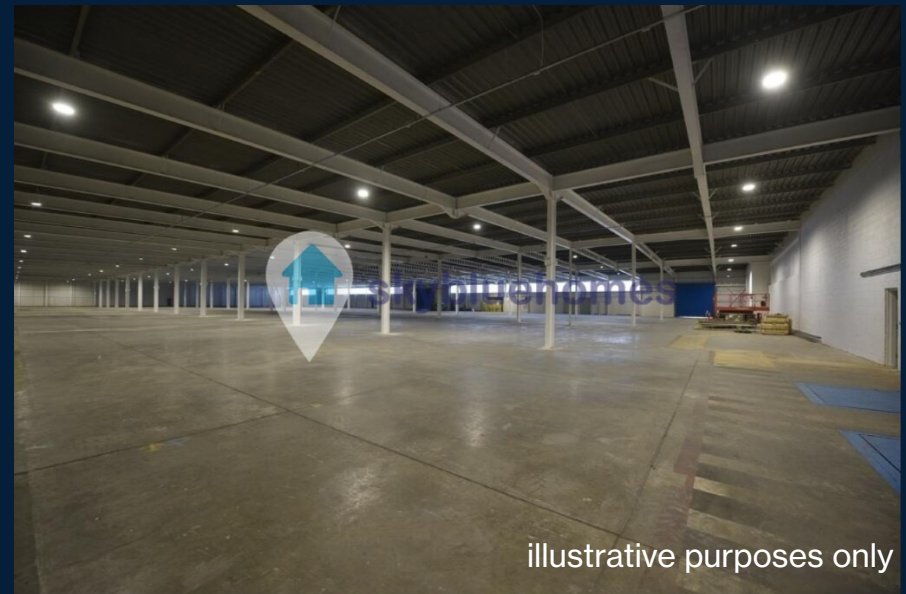


Hot & Cold
AC Units s

DESCRIPTION

Discover the ideal industrial space tailored to meet your business needs. This detached warehouse unit offers a versatile and modern workspace, designed to accommodate various operational requirements seamlessly.

The unit features first-floor office accommodation, providing an optimal environment for administrative activities. The office area is thoughtfully configured, featuring multiple cellular offices, meeting rooms, a canteen and separate male and female WC facilities.



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ACCOMMODATION

Specification

Ground Floor	2,564.21 sq m	(27,601 sq ft)
Office Area	756.41 sq m	(8,142 sq ft)
Total	3,320.62 sq m	(35,743 sq ft)

Ample Secure Cycle Parking

Generous Parking Facilities

TENURE

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

GUIDE RENT

£462,876 (Four hundred sixty-two thousand, eight hundred seventy-six pounds.) per annum exclusive.

VAT

VAT will be applicable to the rent.

SERVICE CHARGE

TBC per quarter inclusive of electric, water, parking, maintenance on external building and Landscaping



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BUSINESS RATES

Local Authority: City of Leicester

Period: 2023/2024

Rateable Value: TBC

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating within Band B. The EPC is valid until 2023.



PLANNING

We understand the premises have authorised planning consent under Class B2,B8, E(g)(i) and E(g)(iii) Uses of the Town and Country Planning (Use Classes) Order 1987.

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

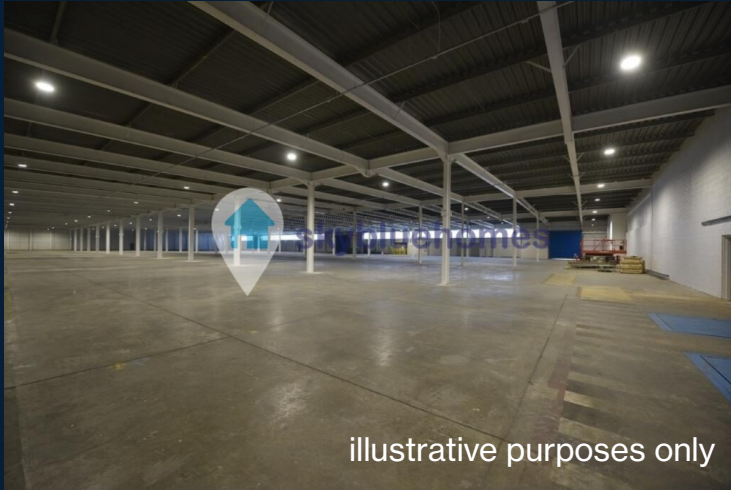
ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



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LOCATION

Located in Leicester, the second-largest city in the East Midlands, this property is ideally situated just 20 miles south of Nottingham and 43 miles northeast of Birmingham. The city benefits from excellent transport links, including proximity to the M1 motorway (Junctions 21, 21a, and 22) and frequent rail services to London St Pancras (just over an hour's travel time). This central location and easy access to the national motorway network make it a prime spot for distribution activities.

The premises are 3 miles northeast of Leicester City Centre. This area boasts a strong local labour pool from nearby housing and excellent public transport links.



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FLOOR PLAN



3D VISUALISATION

CGI IMAGE FOR VISUALISATION AND MARKETING PURPOSES ONLY





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FURTHER INFORMATION

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Sky Blue Homes Ltd. Company No: 07394512

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. Sky Blue Homes 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.

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