



**Part 360-368 Thurmaston Boulevard, Thurmaston, Leicester LE4 9LE**

## **Warehouse / Factory Units**

- ▶ **Size: 10,885 sq ft - 37,623 sq ft**
- ▶ **Positioned in an established industrial area providing ready access to Leicester's ring road system.**
- ▶ **Providing flexible production accommodation**
- ▶ **Shared service yard**

For enquiries and viewings please contact:



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**Location**

The premises is located in Leicester which is the second largest City within the East Midlands, some 32km (20 miles) south of Nottingham and 69km (43 miles) north-east of Birmingham. According to the 2011 Census the District population is some 320,000.

The City lies to the east of the M1 motorway with the main junctions being Junction 21 (M69), Junction 21a (A46) and Junction 22 (A511/A50). Rail connections to London are relatively frequent with London St Pancras reached in just over 1 hours travelling time. The central geographical location and close proximity to the national motorway network has had an important effect on the local economy, notably in respect of distribution.

The subject premises is situated some 3 miles north-east of Leicester City Centre and occupies a prominent corner position at the junctions of Thurmaston Boulevard and Highmeres Road within the established and popular Troon Industrial Area. Thurmaston Boulevard road runs parallel to Thurmaston Lane (A563 ) which forms part of Leicester's ring road system and links via the A46 with Leicester's western bypass which provides fast access to junction 21a of the M1 motorway. This area of the City has a good reputation for its good source of local labour which is drawn from nearby housing and is well served by public transport.

**Description**

The accommodation available forms part of a larger industrial building, providing two self-contained portal framed industrial units which could be combined if necessary.

**Unit 1**

This unit is larger of the two and has been configured to provide ground floor integral office accommodation to the front of the unit with a warehouse area to the rear. The main warehouse generally provides clear and unencumbered production accommodation with a solid concrete floor throughout and is lit by way of LED lighting. The eaves height to the underside of the haunch is some 4.93m. Loading is facilitated by way of two roller shutter doors. Heating is provided by a number of warm air gas fired blowers. A sprinkler system is also incorporated. The office accommodation has been configured to provide a number of cellular offices and meeting rooms, together with a reception area, a canteen and male and female WC facilities. The first floor offices do not form part of the element to be let and are to be retained by the lessor.

**Unit 2**

This unit lies adjacent to Unit 1 and is a lock up unit that has a solid concrete floor throughout with painted brick elevations and an eaves height to the underside of the haunch of 5.2m. A large mezzanine floor has been installed which provides useful storage space. Loading is facilitated by way of a roller shutter door in the rear elevation.

Externally, there is a shared service yard to the rear of the building, facilitating access to the respective loading bays. Designated on site car parking will also be provided to both units.

**Accommodation**

|                 | Sq M            | Sq Ft         |
|-----------------|-----------------|---------------|
| <b>Unit 1:</b>  |                 |               |
| Production Area | 2,102           | 22,626        |
| Office Area     | 384.80          | 4,142         |
| <b>Unit 2:</b>  |                 |               |
| Production Area | 791.25          | 8,517         |
| Mezzanine       | 217.20          | 2,338         |
| <b>Total</b>    | <b>3,495.25</b> | <b>37,623</b> |

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

**Tenure**

The units are available by way of a new leases for a term of years to be agreed.

**Services**

We understand all mains services are connected to the property.

**Business Rates**

The units are to be separately assessed for rating purposes.

**Rent**

Unit 1: £157,500 pax  
Unit 2: £55,000 pax  
Units combined: £207,500 pax

**Service Charge**

The tenant will be responsible for a fair proportion of the costs of the upkeep of the common areas and certain services. Further information on this is available upon request from the agents.

**VAT**

All figures quoted are exclusive of VAT, if applicable.

**Legal Costs**

Each party is to bear their own legal costs incurred.

**EPC**

The premises have an EPC assessment of: C 71

**Viewings**

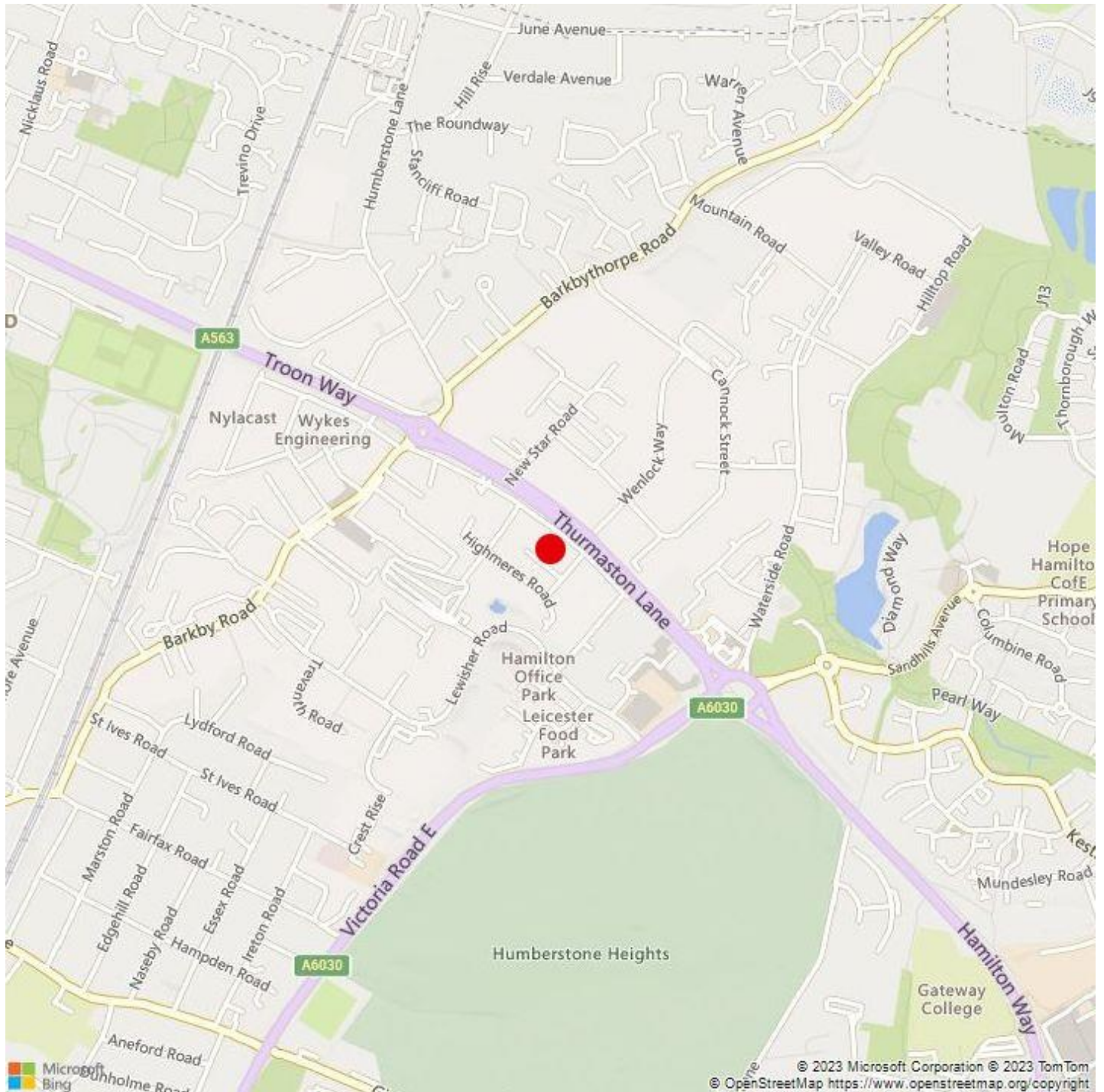
Viewings are by appointment with sole agents Innes England.

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