



**Unit 1-2, Albion Road, Sileby, Loughborough, Leicestershire LE12 7RA**

## **Refurbished Industrial Unit**

- ▶ **Total GIA: 5,592 sq ft (519.52 sq m)**
- ▶ **Good parking and loading**
- ▶ **Three phase electrics**
- ▶ **Rental: £36,350 per annum exclusive**

For enquiries and viewings please contact:



**Peter Doleman**  
0116 255 5455  
[pdoleman@innes-england.com](mailto:pdoleman@innes-england.com)

### Location

The premises are situated in the centre of Sileby, approximately 6 miles north of Leicester and 4 miles from Loughborough. The industrial unit lies on a small industrial estate on Albion Road that is approached at the intersection of Brook Street and The Banks within the village. Shopping facilities are available nearby.

### Description

A single-storey portal frame industrial or warehouse unit, that is constructed in brickwork under a pitched steel roof and which lies at the entrance into the estate as a whole. The unit comprises two sections, providing unencumbered manufacturing or storage space, together with ancillary offices. There is good loading facilitated by means of two roller shutter doors within the side elevation that lead out onto a concrete forecourt, where there is ample space for turning and car parking.

### Accommodation

	Sq M	Sq Ft
General Office / WCs and Kitchen Area	44.6	480
Production / Ancillary Stores and Work's WCs	474.9	5,112
<b>Total</b>	<b>519.5</b>	<b>5,592</b>

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

### Services

All mains services are connected to the property.

#### Electrics

There is both a single and three phase electrical supply connected to the property.

### Planning

It has been assumed that the premises have planning consent for industrial purposes, though parties are suggested to confirm this with direct enquiries with the planning department at Charnwood Borough Council on 01509 263 151.

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Business Rates

To be assessed.

### Rent

The initial rental is to be the sum of £36,350 per annum exclusive.

### Service Charge

The lease will make provision for a service charge to recoup expenditure on the common parts by the landlord.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

To be provided.

### Viewings

Viewings are by appointment with sole agents Innes England

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