



11 Pinfold Road, Thurmaston, Leicester LE4 8AS

Industrial / Factory Premises

- ▶ **Total GIA: 16,863 Sq Ft (1,566.6 Sq M)**
- ▶ **Positioned on an established industrial estate**
- ▶ **Excellent communication links**
- ▶ **Price: Offers in excess of £1,200,000**

For enquiries and viewings please contact:



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Location

The property is located in Leicester, which is the second largest city within the East Midlands, some 20 miles south of Nottingham and 43 miles north-east of Birmingham. According to the Census 2011 the district population is some 320,000.

Thurmaston is a village which is now effectively attached to the northern side of the Leicester conurbation, lying some 3 miles to the north of the city centre and being conveniently located for the A607 / A46 arterial routes leading to Melton Mowbray and Nottingham / Newark.

The property occupies a frontage position to the north side of Pinfold Road approximately 150m to the west of the junction of Pinfold Road with the A46 Melton Road dual carriageway, to the north of Leicester's ring road (A563) at Watermead Way / Troon Way. Pinfold Road also benefits from a cross over point from the southbound carriageway of Melton Road enabling vehicles to gain access from either north or south.

Pinfold Road, itself, is a cul-de-sac and is made up of entirely industrial premises.

Description

The property comprises a detached 1960s industrial property constructed in two main sections.

The frontage comprises a two-storey office block of brick construction under a flat roof with uPVC double glazed windows to the front elevation, concrete floors to the ground floor and suspended board and joist floors to the first floor. The ground floor accommodation is open plan, whilst the first floor is divided into a range of general and private offices, with the benefit of a radiator heating.

To the rear is the main factory which comprises a five bay single-storey steel framed north light roofed building. The roof is supported on light steel trusses at an effective eaves height of some 3.3m. The floor throughout is concreted.

To the eastern side of the main factory is a further single-storey self-contained section (Unit 11D) of brick construction under a flat roof with a concrete floor throughout, having a loading access from Pinfold Road. There is also a further loading bay at the rear of the site (Unit 11C) which is currently approached over land outside the freehold ownership and has been used as a car repair workshop.

Accommodation

	Sq M	Sq Ft
Ground Floor / First Floor - Unit 11 (Offices)	499.3	5,375
Ground Floor - Unit 11 (Warehouse)	499.5	5,377
Ground Floor - Unit 11C (Workshop)	207.5	2,233
Ground Floor - Unit 11D (Eastern Elevation Workshop)	360.3	3,878
Total	1,566.6	16,863

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

Tenure

The property is available to purchase on a freehold basis with vacant possession.

Business Rates

Unit 11A is currently listed as Offices and Premises and has a rateable value of £12,250.

Unit 11B is currently listed as Workshop and Premises and has a rateable value of £14,000.

Unit 11D is currently listed as Workshop and Premises and has a rateable value of £9,100.

Price

Offers in excess of £1,200,000 for the freehold interest.

VAT

All figures quoted are exclusive of VAT, if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

EPCs available upon request.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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