



38a Kenilworth Drive, Oadby, Leicester, Leicestershire LE2 5LG

Single-Storey Industrial Premises

- ▶ **Total GIA: 3,501 sq ft (325.2 sq m)**
- ▶ **Situated in an established and popular industrial estate**
- ▶ **Flexible production / warehouse accommodation**
- ▶ **Rent: £27,000 per annum exclusive**

For enquiries and viewings please contact:



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Location

The property is situated within Oadby, a popular satellite Town of Leicester, lying approximately 4 miles to the south east of the City Centre. The area is supported by its own Shopping Centre along the Parade, together with Asda, Lidl and Sainsbury's stores and also by industry, particularly on the Oadby Industrial Estate. Oadby has good transport links due to its location on the A6 trunk road which links Leicester with Market Harborough. It is also just to the south of Leicester's Ring Road which links through to Junction 21 of the M1 & M69 Motorways, as well as to other arterial routes and Leicester City Centre.

Within Oadby, the property is positioned on the Oadby Industrial Estate and occupies a prominent position to the east side of Kenilworth Drive.

Description

The subject property comprises a fully refurbished semi-detached single-storey industrial unit of traditional brick construction beneath a pitched new insulated clad roof, supported on light steel trusses. Extending out to the front elevation is a single-storey office block of similar brick construction, under a flat felt roof. To the rear is a small extension and rear yard area.

Internally, the main factory has a solid concrete floor throughout, with painted brick elevations and has an effective eaves height of 2.75m. Loading is facilitated by way of 2 roller shutter doors, which open onto a good size forecourt. An integral office block and WC facilities are provided.

Accommodation

	Sq M	Sq Ft
Ground Floor	325.2	3,501
Total	325.2	3,501

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

Services

We understand all mains services are connected to the premises.

Electrics

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

Tenure

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

Business Rates

The property is to be reassessed for business rates.

Rent

£27,000 per annum exclusive

VAT

VAT may be applicable to the rent.

Legal Costs

Each party is to bear their own legal costs incurred.

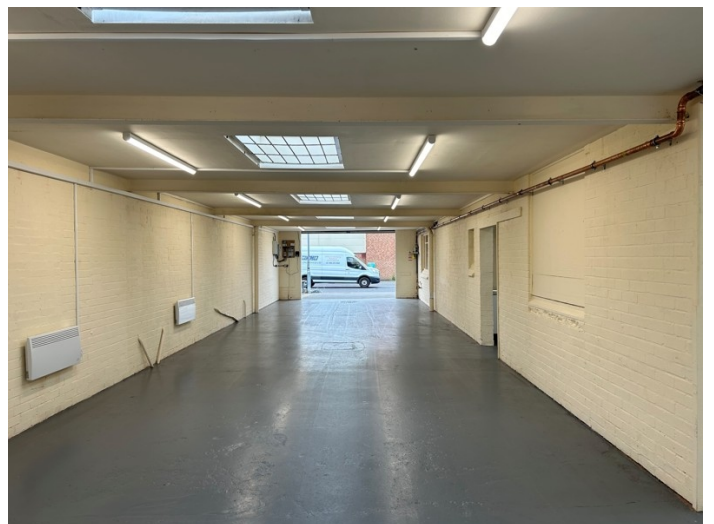
EPC

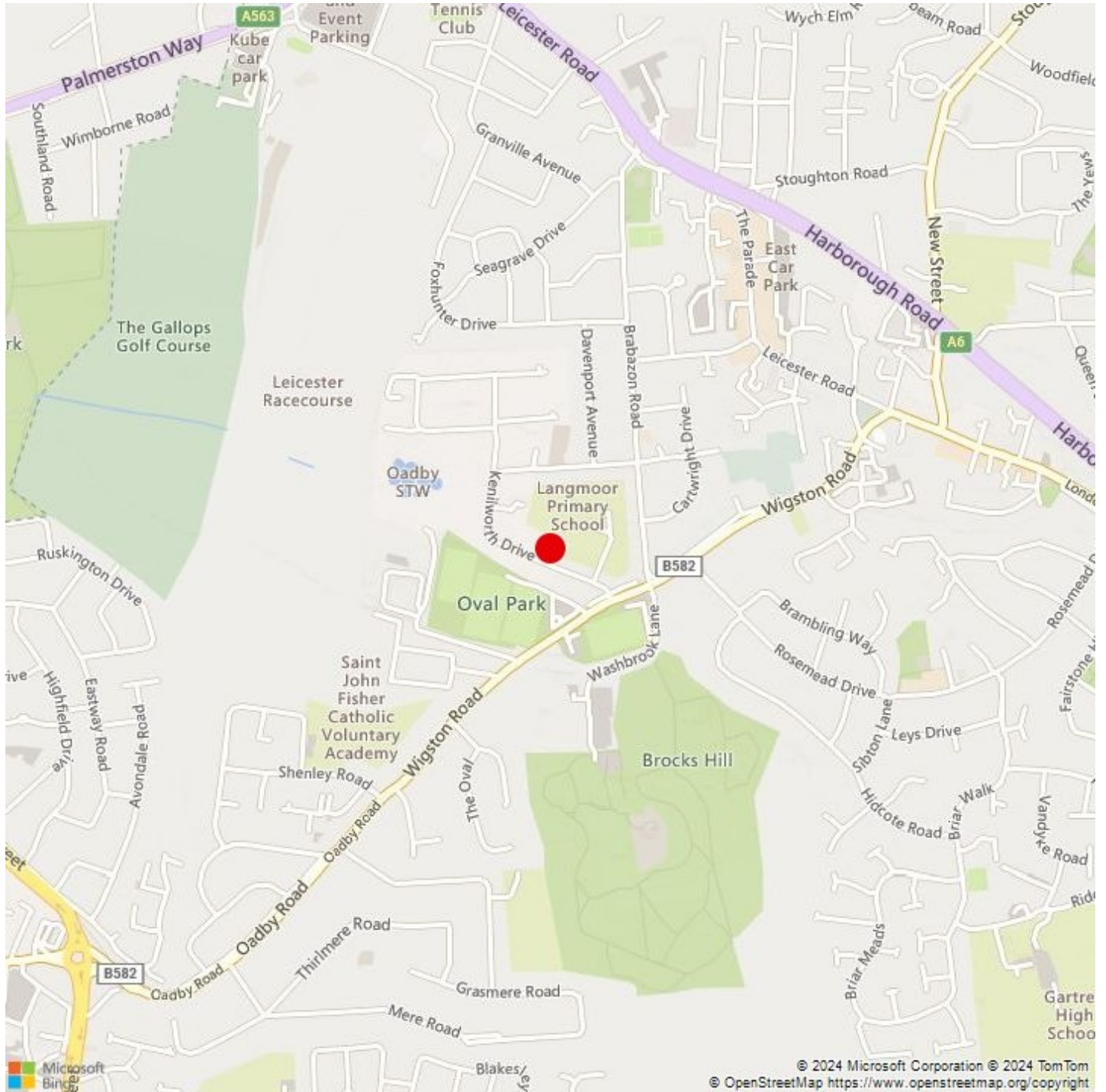
A copy of the ECP is available upon request.

Viewings

Viewings are by appointment with sole agents Innes England

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