



**Unit Y2B Blaby Industrial Park, Winchester Avenue, Blaby, Leicester,  
Leicestershire LE8 4GZ**

## **Warehouse / Factory Premises**

- ▶ **Total GIA: 5,610 sq ft (521.2 sq m)**
- ▶ **Popular South Leicester trading estate**
- ▶ **Eaves height of approximately 5.6m**
- ▶ **Rent: £47,685 per annum exclusive**

For enquiries and viewings please contact:



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### Location

The premises are located on Winchester Avenue, a popular trading estate located on the outskirts of Blaby town centre. The location affords excellent access to the M1 / M69 motorway interchange via Soar Valley Way and to Blaby town centre shopping. Blaby and the local surrounding villages also provide a good source of local labour.

### Description

A modern end of terrace industrial unit, constructed in brick and block work, together with higher level insulated cladding around a steel portal frame with similar pitched roof. The internal accommodation provides clear and unencumbered warehouse or factory space, with a concrete floor and loading facilitated by means of a roller shutter door to the front elevation. This leads out onto a front yard with car parking. The eaves height to the underside of the haunch is approximately 5.6m.

An attractive arrangement of offices are provided at ground and first floor level, together with kitchen and WC accommodation.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	521.2	5,610

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.

### Tenure

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

N.B. The property will not be available to occupy until 29th August 2024, the date at which the current tenancy comes to an end.

### Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £30,500.

Source: VOA

### Rent

£47,685 per annum exclusive

### VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: D87

### Viewings

Viewings are by appointment with sole agents Innes England

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