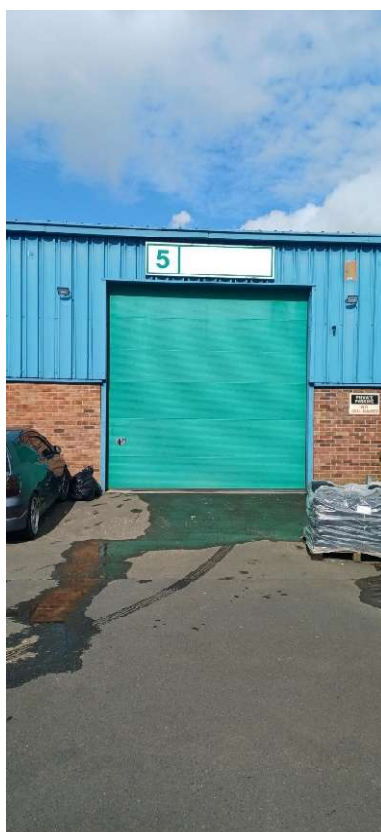


**UNIT 5
RIVERSIDE INDUSTRIAL ESTATE
HUNTINGDON WAY
MEASHAM
DE12 7DS**



RENT: £6,300 PER ANNUM

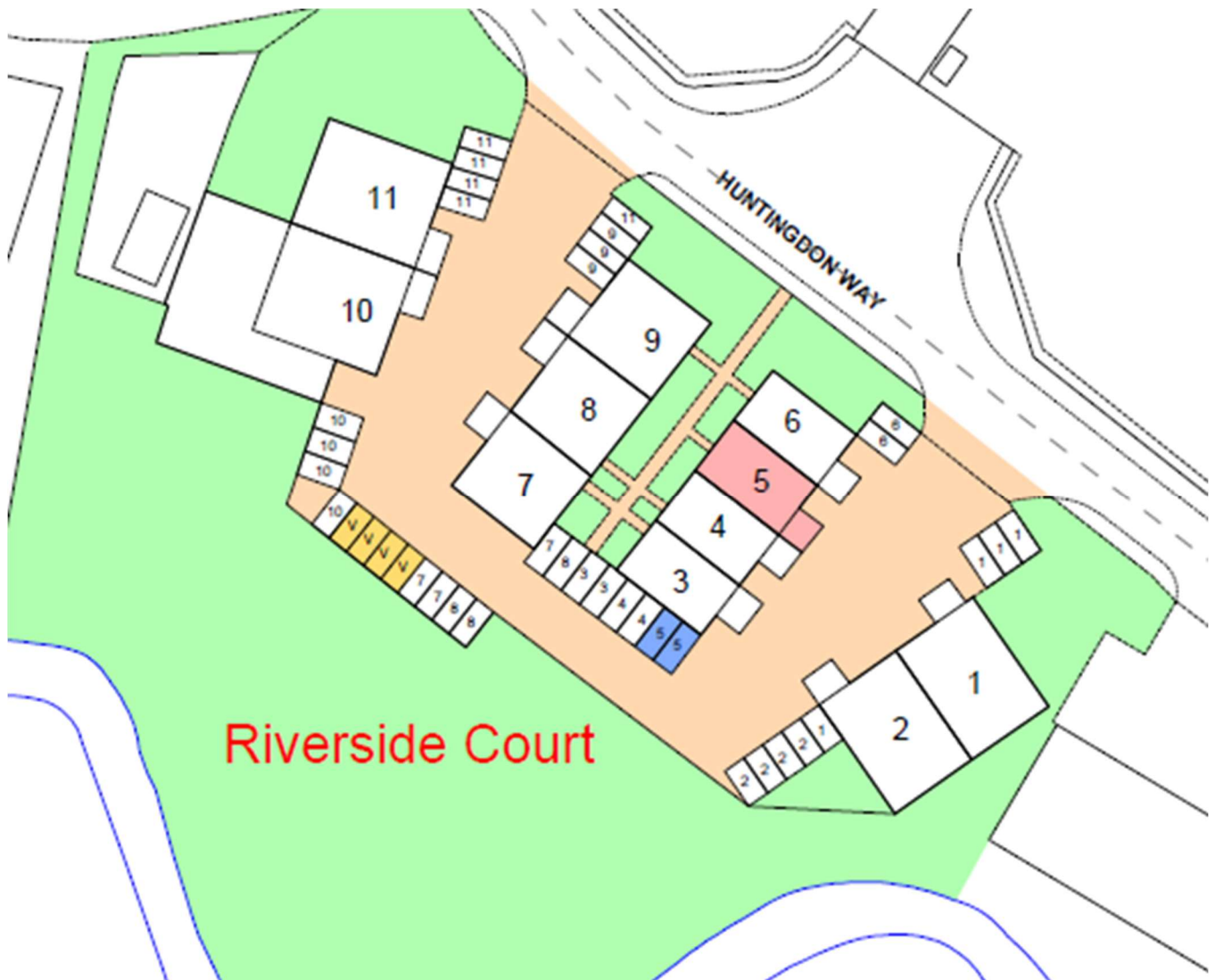
INDUSTRIAL UNIT TO LET

GROSS INTERNAL AREA
83.61SQ. METRES (900 SQ. FT.)

NEW LEASE AVAILABLE

**SUITABLE FOR B1, B2 AND B8
QUALIFYING USERS**

2 ALLOCATED CAR PARKING SPACES



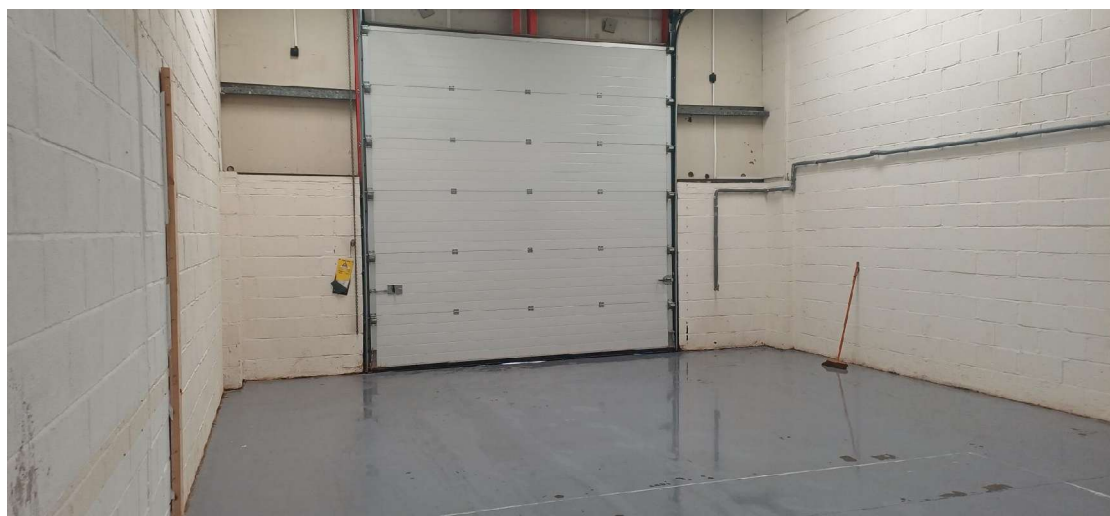
INDUSTRIAL UNIT TO LET

DESCRIPTION

This single storey unit extends to 83.61sq. metres (900sq. ft.).

The unit has the use of 2 allocated car parking spaces and an apron located in front of the unit. Additional visitors car parking is available on the estate. The unit benefits from a roller shutter door and good eaves height. Toilets are located to the rear of the unit and there is a small kitchenette area.

The unit is available for immediate occupation (subject to contract).



LOCATION

Riverside Court is located on Huntingdon Way, part of the popular Westminster Industrial Estate. There are excellent road links to Tamworth, Leicester, Ashby De La Zouch and Coalville via the A42.

CONSTRUCTION

The unit is built around a steel portal frame, with cavity block walls and brick external facing. The roof and upper wall cladding is of insulated profiled sheets, with opaque skylights. The floor is sealed and painted concrete.

SERVICES & ENERGY PERFORMANCE

The unit is connected to mains electricity, water and drainage. The Unit has an Energy Performance Rating of E. A copy of the certificate is available on request. Alternatively it can be viewed at [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#) .

INDUSTRIAL UNIT TO LET

PLANNING

The unit has consent for Class B2 (General Industrial) and B8 (Storage and distribution) of the Town and Country Planning (Use Class) Order 2020. Other users may be considered at the discretion of the County Council and subject to appropriate planning consents being obtained.

RESTRICTIONS

There is a prohibition on paint spraying or other preparation of vehicles. Additionally due to the close proximity of the unit to the River Mease SSSI there are further restrictions on the use of some chemicals and cleaning agents.

Deliveries, loading and unloading shall not take place between the hours of 9pm and 7am on any day. No machinery shall be operated on the premises occupied for B2 and B8 uses between the hours of 7.00pm and 7.00am on weekdays or at any time on Sundays.

FLOODING

The site has been subject to flooding historically. To avoid any damage to tenants belongings it is recommended that items are not stored on the floor of the unit.

RATES

We understand that the unit has a rateable value of £5,400 - please check the rates payable with North West Leicestershire District Council. Their telephone number is 01530 454545.

LEASE

A new lease is available on a full repairing and insuring basis for an initial term of 3 or 5 years. The lease will be subject to 3 yearly rent reviews. The rent is £6,300 per annum exclusive. In addition to the rent, the County Council charges a management fee at 7.5% of the rent together with a service charge to reflect the Landlord's services to the common parts of the estate.

COSTS

Each party will be intending to bear their own costs in this matter. However, please note that should the prospective Tenant use a legal representative who makes or requires additional enquiries beyond those anticipated by the County Solicitor for a standard 3 year lease, then a legal charge of £1000 will apply. This will be payable upon submission of the additional enquiries.

APPLICATION

Your application will be subject to formal contract; the County Council requires completion of an application form and will take up credit references.

VAT

VAT is not applicable to the rent and other Landlord recoverable outgoings.

VIEWING BY APPOINTMENT ONLY

For further information contact:

Rebecca Woolley t: 0116 305 7943 e:rebecca.woolley@leics.gov.uk

Stacey Harris t: 0116 305 1299 e:stacey.harris@leics.gov.uk

Important Notice:

These particulars are given solely as a general guide and do not constitute any offer of contract or lease and any offer of lease remains subject to contract. These particulars have been prepared taking all reasonable steps and all description, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct at the date given below. However any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements. The County Council makes or gives no representation or warranty whatsoever in relation to this property.

Date of particulars: XXX 0000

Landlords Ref. 983/05