

UNIT 9, THE OAKS INDUSTRIAL ESTATE

COVENTRY RD, NARBOROUGH, LE19 2GF

Rent: £20,800 per annum

GIA: 192.87 sq m (2,076 sq ft)



- ▶ 5 CAR PARKING SPACES
- ▶ NEW LEASE AVAILABLE
- ▶ SUITABLE FOR B2, B8 & E(g) QUALIFYING USERS

DESCRIPTION

A single storey unit extending to 192.87 sq. metres (2,076 sq. ft.).

The unit has exclusive use of 5 allocated car parking spaces located adjacent to the unit with additional visitors car parking available on the estate. The unit benefits from a roller shutter door, separate personnel door, office area and two toilets and good eaves height.

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

LOCATION

The unit is located on the popular and established Oaks Industrial Estate on Coventry Road, Narborough and provides excellent road links to Leicester and the M1/M69 corridor.



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. There is a steel roller shutter door and personnel door.

SERVICES & ENERGY PERFORMANCE

The unit is connected to mains gas, single phase electricity, mains water and drainage. The Unit has an Energy Performance Rating of D (98) (a copy of the certificate is available on request).

PLANNING

The unit has consent for E(g) (previously class B1), Class B2 (General Industrial), B8 (Storage and distribution) of the Town and Country Planning (Use Class) Order 1987.

NOTE: There is a prohibition on paint spraying or other preparation of vehicles. 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.

RATES

Please check the rates payable with the Blaby District Council.

LEASE

A new lease is available on a full repairing and insuring basis for an initial term of 3 years. The rent is £20,800 per annum exclusive. In addition to the rent, the County Council charges a service charge to reflect the Landlord's services to the common parts of the estate.



VIEWING BY APPOINTMENT ONLY

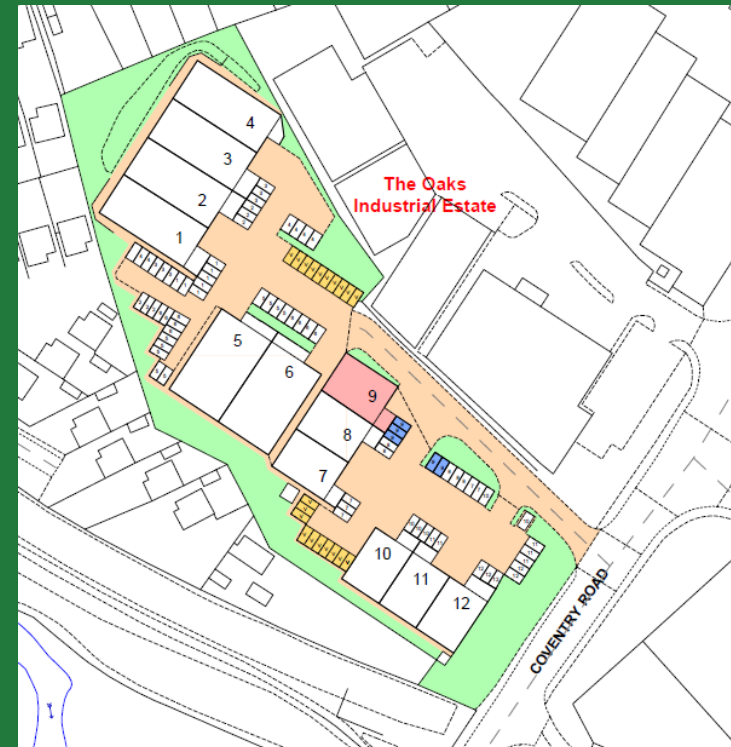
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Important Notice:

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.



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 £500 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.