

# FOR SALE

## INDUSTRIAL INVESTMENT

**ANDREW+**  
**ASHWELL**

+ 24 Leaside + Merrylees Industrial Estate

DESFORD + LE9 9FS



**7,289 Sq Ft**  
**(677.15 Sq M)**

**Price £575,000**

- Modern warehouse investment
- Fixed term let expiring 21/12/2022
- Rent passing £33,000 pa increasing to £35,000 pa



## LOCATION

The property is located on the Merrylees Industrial Estate in Desford. Merrylees is an established industrial estate, located midway between Leicester and Hinckley, just to the north of Desford. The estate is within easy access of junction 21A and 22 of the M1 motorway (approximately 4 miles distant respectively).

Desford is a village in the Hinckley & Bosworth District, approximately 7 miles west of Leicester city centre.

## ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground warehouse	5,468	507.98
First office	479	44.5
First mezzanine	1,342	124.67
<b>TOTAL</b>	<b>7,289</b>	<b>677.15</b>

## RATING ASSESSMENT

Rateable Value (2019): £26,000  
U.B.R (2018/2019): £0.493

Rating information is for guidance purposes only and should not be relied upon.

## TENURE

The property is let to SEF Limited for a term of 5 years expiring on the 21<sup>st</sup> December 2022 at a passing rent of £33,000 per annum, increasing to £34,000 in year 4 and £35,000 in year 5. The lease is on a tenant full repair (subject to a schedule of condition) and insuring obligation.

## ENERGY PERFORMANCE CERT.

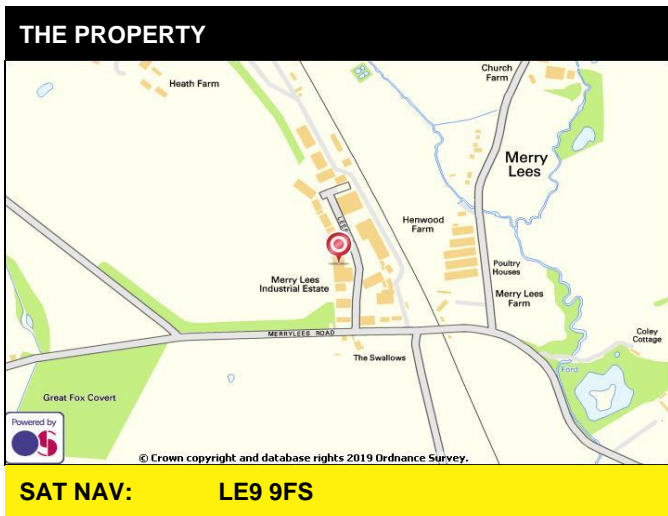
An EPC is available on request.

## PRICE

**£575,000 plus VAT for the Freehold**



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## DESCRIPTION

The property is a modern semi-detached industrial warehouse of steel portal frame construction with brick/blockwork to lower elevations and profile steel cladding to upper elevations. The roof is insulated incorporating 10% translucent light panels. Vehicular/loading access is via electric steel shutters with a clearance of 4.4m.

Internally the accommodation provides the main warehouse with canteen and WC facilities. The reception provides access to first floor offices. A mezzanine provides further storage and a number of partitioned offices.

Externally the units benefit from a substantial concrete apron facilitating loading and parking, enclosed with perimeter fencing.

## VIEWING

Strictly by appointment with the sole agent

**Tom Meynell**  
BSc MRICS

tthm@andash.co.uk