



FACTORY UNIT, THE BANKS, SILEBY, LE12 7RE

This is an excellent opportunity to rent recently-refurbished manufacturing premises in the popular village of Sileby and suitable for a variety of uses under the new planning use regulations. The property, which extends to 471.7 sq. m. (5,077 sq. ft.), has good road communications being within easy reach of the A6 and A46 and close to Loughborough and Leicester. The building is available under a new lease for a minimum term of 3 years.

£26,500 PER ANNUM

Call 0116 242 9933 for further information

ANDREW GRANGER & CO

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SITUATION/DIRECTIONS

The property is situated off The Banks, close to its junction with Ratcliffe Road (B674) in the popular village of Sileby.

Heading from the centre of the village on Brook Street, take the second exit at the roundabout (The Banks) signposted Ratcliffe on the Wreake. As the road bends to the right at junctions with Swan Street and Highgate Road, turn immediately right and the property is in front of you.

LOCATION

Sileby, with a population of nearly 10,000 people, is located approximately 7 miles north of Leicester and 6 miles from Loughborough midway between the A6 Leicester to Loughborough road and the A46 Leicester to Newark road, both of which provide direct access to the M1 motorway. Sileby has a range of local amenities appropriate for its size. There is a railway station on the Ivanhoe line with regular services to Nottingham, Leicester and Loughborough.



DESCRIPTION

The property comprises mostly single-storey manufacturing premises which has been recently refurbished and provides well laid-out accommodation with excellent natural light.

There is a large main factory area with a separate loading bay with access via an electric loading door and offices and WC's together with ample parking. Additional lean-to and first floor storage is also available.

The main area has a clear working height of 3.9m (12 ft. 9 ins.)

ACCOMMODATION

The property has a gross internal floor area, excluding the additional storage, of 471.7 sq. m. (5,077 sq. ft.)



SERVICES

The property is connected to main electricity, gas, water and drainage services.

The offices are heated by central heating radiators and a gas heater will be installed in the main area in accordance with the tenant's requirements.

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PLANNING

The property falls into the new Use Class E which was introduced on 1st September, 2020, and which includes retail, offices, research and development, creches, day nurseries, day centres, gymnasiums and indoor recreations. Planning permission is not required for a change to any of these uses.



BUSINESS RATES

The property has a Rateable Value of £13,250.

Please note that this is not the amount you will pay. For rates liability information, contact Charnwood Borough Council.

LEASE TERMS

Full repairing and insuring terms for a minimum period of three years.



RENT

£26,500 per annum plus VAT

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be available shortly.



LEGAL COSTS

Each party is to be responsible for their own costs in respect of the transaction.

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VALUE ADDED TAX

VAT is payable on the rent.

POSSESSION

Vacant possession will be granted on completion of legal formalities.

**STAMP DUTY LAND TAX**

Interested parties are advised to make their own enquiries in respect of Stamp Duty Land Tax.

VIEWINGS

Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address kevin.skipworth@andrewgranger.co.uk

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LOCATION



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Call 0116 242 9938

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