

**MATHER
JAMIE**
01509 233433

**Unit A The Woodlands
Britannia Way
Thurmaston
LE4 8JY**

TO LET
£335,000 pax



**Warehouse/Industrial Premises
with ancillary Office**

4,750.7 sq m (51,136 sq ft)

Unit A The Woodlands, Britannia Way, Thurmaston, Leics, LE4 8JY

DESCRIPTION

The property provides a detached, self-contained warehouse of steel portal frame construction with brick and block elevations to full height, having internal clearance to eaves of approximately 6.75m and benefits from solid concrete flooring, 3x loading doors to the front elevation, ancillary staff accommodation internally including offices and WC facilities.

Externally the property benefits from a secure concrete loading yard providing parking and a potential external storage area.

ACCOMMODATION

Ground Floor	4,657.6 sq m	(50,134 sq ft)
First Floor	93.1 sq m	(1,002 sq ft)
Total GIA	4,750.7 sq m	(51,136 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£335,000 (three hundred and thirty five thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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SERVICE CHARGE

A service charge is in place for communal areas. Further details available on request.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: Unit A(2) - £109,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 47 within Band B. The EPC is valid until 24 October 2032.

PLANNING

We understand the premises have established use under Class B2/B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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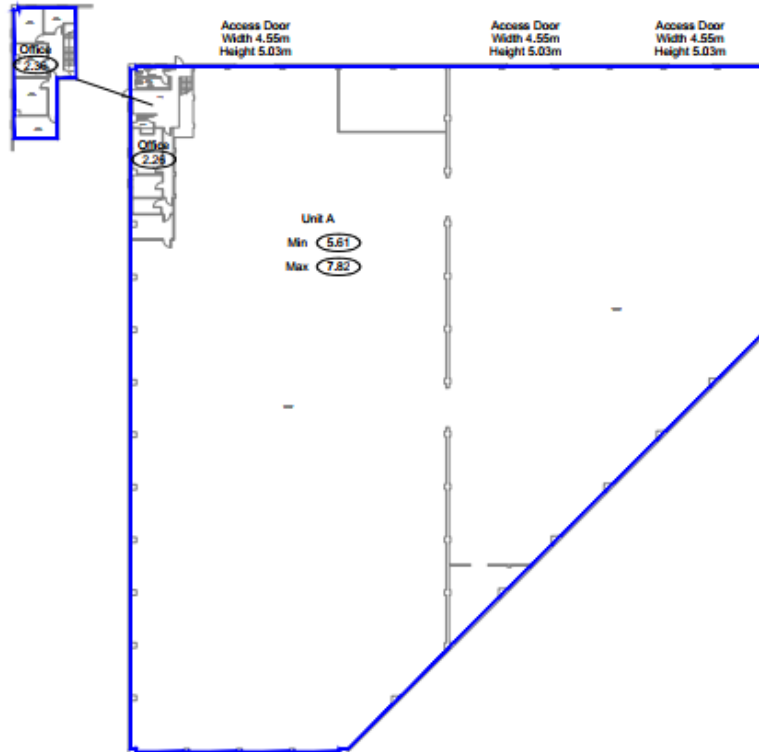


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BRITANNIA WAY



AREA PLAN

THE WOODLANDS
Melton Road, LEICESTER, LE4

Unit A

Gross Internal Area

Ground	4657.6 sq m	50134 sq ft
First	93.1 sq m	1002 sq ft
TOTAL GIA:	4750.7 sq m	51135 sq ft

Notes:

(X) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF6434-AREA-UA-G

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Scaled for presentation - 1:500 @ A3

Lane & Frankham



info@laneandfrankham.com / +44(0)1637 714 7063 / www.laneandfrankham.com

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LOCATION

The subject property is a well-located with direct access via Melton Road to the A46 Leicester Western Bypass and connecting roads to the Leicester arterial trunk roads including the A46 and M1/A1.

 **what3words:** ///sport.piper.powers

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.



CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations