

**MATHER
JAMIE**

01509 233433

Unit 22 Langham Road
Leicester
Leics
LE4 9WF

FOR SALE / TO LET
£210,000 / £12,500 pax



Warehouse Unit

94.39 sq m (1,016 sq ft)

Unit 22 Langham Road, Leicester, Leics, LE4 9WF

DESCRIPTION

Steel portal frame, warehouse unit with brick and block profile clad elevations, roller shutter doors, loading access doors, solid concrete flooring, translucent light panels, 3-phase power and an eaves height of 6.53m.

The property benefits from a WC and there is an allocated car parking space.

ACCOMMODATION

| | | |
|-------|------------|---------------|
| Total | 94.39 sq m | (1,016 sq ft) |
|-------|------------|---------------|

TENURE

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

PRICE

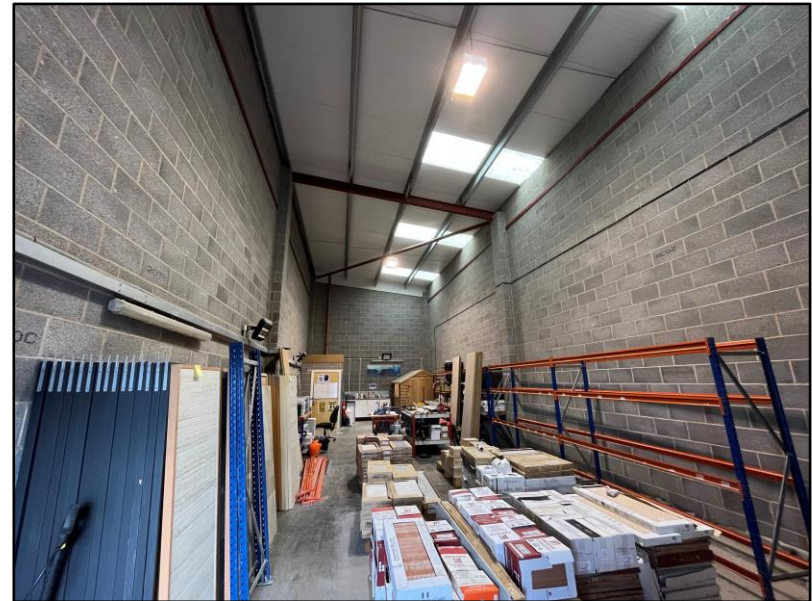
£210,000 (two hundred and ten thousand pounds)

RENT

£12,500 (twelve thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent / sale price.



Unit 22 Langham Road, Leicester, Leics, LE4 9WF

BUSINESS RATES

Local Authority: City of Leicester
Period: 2023/2024
Rateable Value: £7,900

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

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 purchaser(s).



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LOCATION

The property is situated on the front of Langham Road within the established Troone Industrial Estate with access to the north of Leicester city via the A46 bypass to Nottingham, Newark and the M1 motorway.



what3words:

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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