

**MATHER
JAMIE**

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Unit 4M Gelders Hall Road
Shepshed
Leics
LE12 9NH

FOR SALE

Offers in excess of £365,000

Superb access to Junction 23 of the M1 motorway



**Modern End Terrace Industrial
Warehouse**

231.53 sq m (2,492 sq ft)

Unit 4M Gelders Hall Road, Shepshed, Leics, LE12 9NH

DESCRIPTION

An end terrace industrial/warehouse premises of steel portal frame construction with brick and block elevations to eaves beneath a pitched insulated corrugated sheet roof with 10% translucent light panels, 3-phase power supply, gas supply and gas blower heater to warehouse with a roller shutter loading door, internal clearance of 4.91m to eaves.

Internally the property benefits from office space, 2x WCs, kitchenette and a mezzanine which provides a meeting room and further storage.

The property benefits from a fire alarm, intruder alarm, there are ethernet ports in the ground floor office and in the first floor office/meeting room. The internet speed is 60Mbps download, 7Mbps upload. The building was upgraded in 2010, all upgrades are in accordance with building regulations.

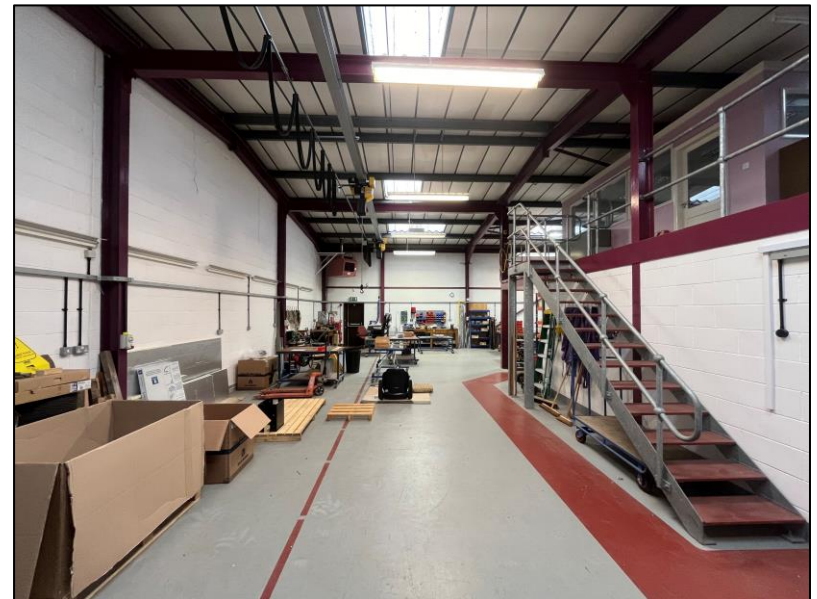
Outside there is parking for 3 cars, plus additional shared overflow parking, together with a loading apron to the roller shutter door.

ACCOMMODATION

Warehouse	231.53 sq m	(2,492 sq ft)
Mezzanine	77.02 sq m	(829 sq ft)
Total GIA	231.53 sq m	(2,492 sq ft)

TENURE

The property is available freehold with vacant possession.



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PRICE

Offers in excess of **£365,000 (three hundred and sixty five thousand pounds)**.

VAT

VAT will not be charged on the sale price.

SERVICE CHARGE

There is a service charge for the communal access road which is separately managed. The current annual charge is £1,627.62 for the subject unit.

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £14,750

LEGAL COSTS

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



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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 (light industrial) and Class 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.

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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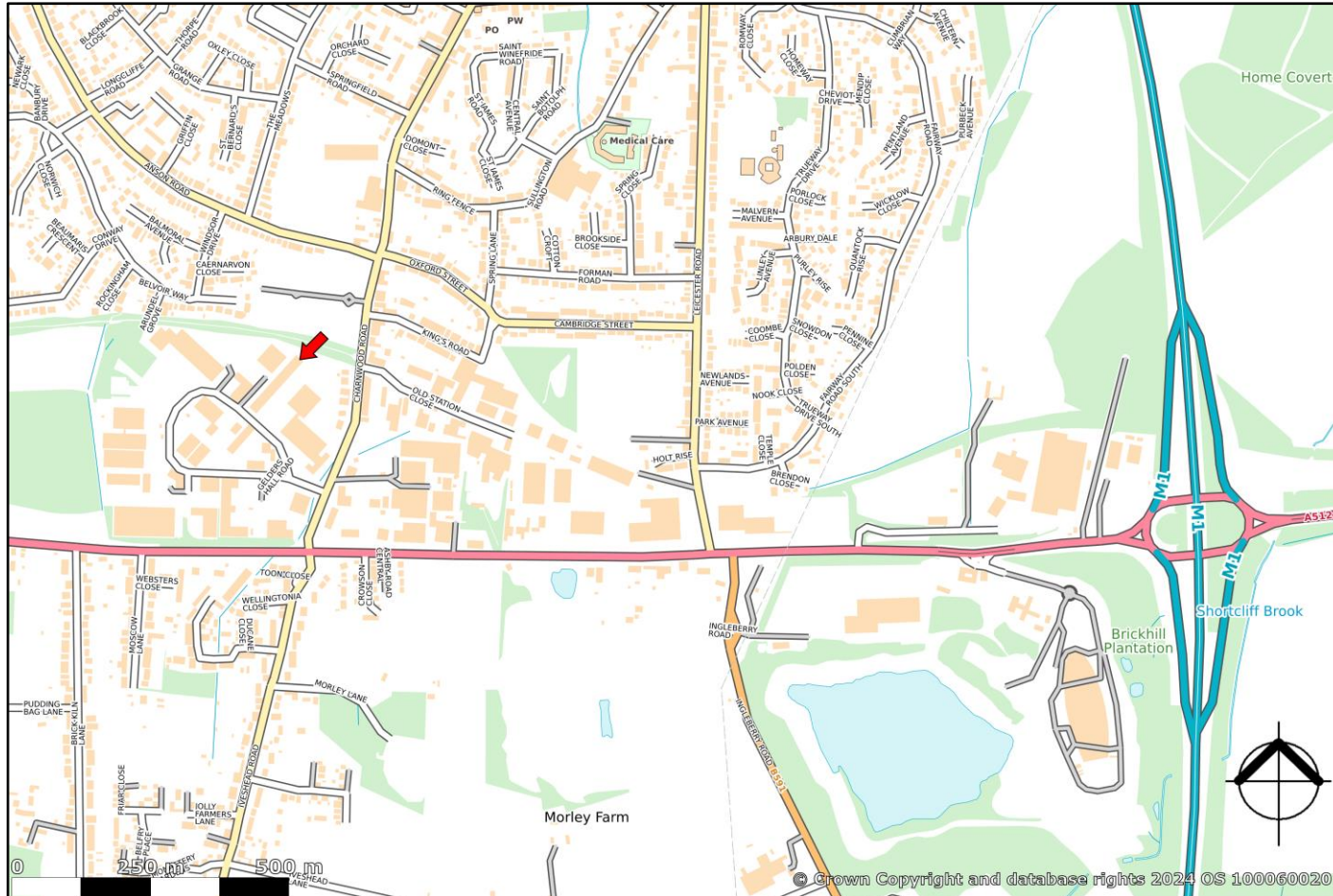
LOCATION

The premises are located on Gelders Hall Industrial Estate, the premier industrial location to the west of Junction 23 of the M1 motorway within 1 mile of the junction. This well-regarded position to the industrial estate offers a variety of units which rarely become available.



what3words:

///niece.encoder.swatting



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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