



Unit 5 St George's House, Gaddesby Lane, Rearsby LE7 4YH

## Warehouse and Offices To Let In Gaddesby

£80,000 per annum Plus VAT and  
Service Charges

10,464 Sq ft total space

- 10,464 Sq ft warehouse and office space
- Close to Main Road location and easy access to M1
- £80,000 per annum plus VAT
- 10 + car parking spaces
- Available immediately

# Unit 5 St George's House, Gaddesby Lane, Rearsby LE7 4YH

## Summary

Size - 10,464 sq ft - 972.17 SQM  
Rent - £80,000 per annum  
VAT - Applicable  
Business Rates - £29,250 RV  
Legal fees - Each party to bear their own  
EPC - C (70)

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## Description

The property offers a modern, high-quality portal frame warehouse with integral two-storey offices, forming part of a larger industrial/office complex. The clear span warehouse has the benefit of solid concrete flooring, large powered roller shutter door, internal clearance to eaves of approximately 4.88m.

To the front elevation, high quality two-storey offices provide a mixture of open plan and private offices benefiting from double glazing, suspended ceilings, inset LED lighting, air conditioning in part and male, female and disabled WCs at ground floor level. To the rear is a canteen and ancillary office with mezzanine store above.

Externally the property benefits from good loading access and parking for 10 cars with the ability for additional parking to be agreed by negotiation with the Landlord.

## Accommodation

Ground floor Office space - 1773 sq ft  
Warehouse - 6963 sq ft  
First floor - Office space - 1728 sq ft  
Rear Mezz - 1009 sq ft

## Location

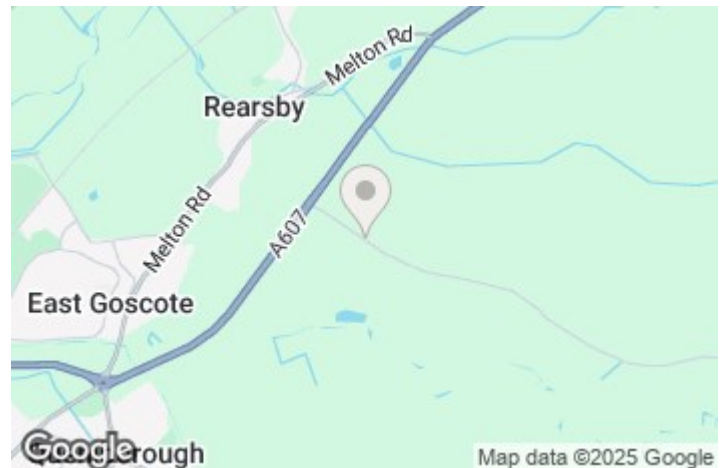
St Georges House Business Park fronts Gaddesby Lane to the north of Leicester approximately 3 miles from the A46. The location provides superb communication links to the A46 and wider East Midlands road network with the M1 approximately 11 miles to the west. The property is approximately 8 miles north of Leicester City Centre.

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## Tenure

The property is available by way of a new lease on terms to be agreed, on a full repairing and insuring basis. The current passing rent will be £80,000 + VAT. Plus Service charge - currently set for this year at 0.70p per square foot.

The roof will be excluded from the repairing liability of the Tenant, as it will be retained by the Landlord. The Tenant will be required to pay a fair and reasonable proportion for the maintenance of the roof on demand.



## Viewing and Further Information

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