

**STURROCK+CRONE**

COMMERCIAL SURVEYORS & CONSULTANTS

**Industrial Warehouse Premises**  
397 m<sup>2</sup> (4,274 sq ft)



**Unit 14 Hayhill Industrial Estate**  
Barrow, LE12 8LD

**Rent £20,000 Per Annum**

**Tel: 01226 247000**

[enquiries@sturrockcrone.com](mailto:enquiries@sturrockcrone.com)

**TO LET**

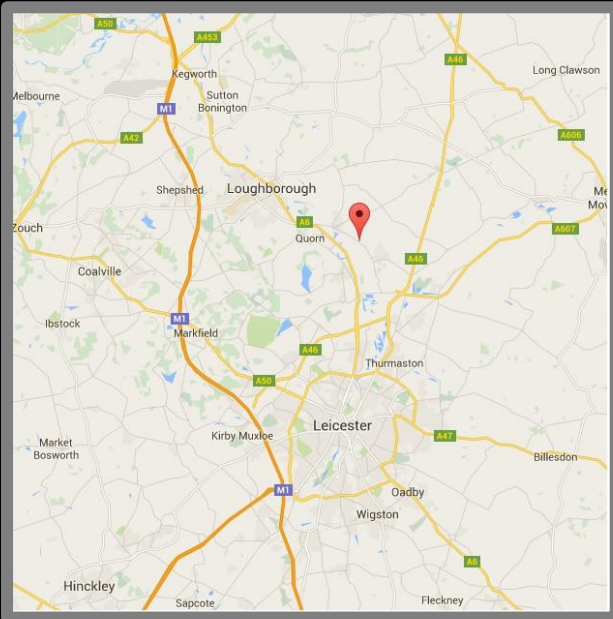
Sturrock & Crone  
BBIC  
Innovation Way  
Barnsley  
S75 1JL



**RICS**

## LOCATION

The subject property is situated on Hayhill Industrial Estate a well-positioned and established industrial trading position between Leicester and Loughborough with good communication to the A6 linking to the A46 western bypass and M1 beyond. The property location is shown on the plan within these particulars.



## DESCRIPTION

Mid terrace industrial warehouse with ground and first floor for office. The property benefits from LPG gas heating, partial climate control heating/cooling and good loading and parking to the front elevation.

## ACCOMMODATION

Ground Floor	240.60 m <sup>2</sup>	<b>2,589 sqft</b>
First Floor Office	38.40 m <sup>2</sup>	<b>413 sqft</b>
Mezzanine	118.08 m <sup>2</sup>	<b>1,271 sqft</b>
<b>Total Gross Internal Area</b>	<b>397.08 m<sup>2</sup></b>	<b>4,274 sqft</b>

## SERVICES

Mains water electricity and drainage are either connected or available

## RATING

Local Authority: Charnwood Borough Council  
Period: 2014/2015  
Rateable Value: £14,500

## RENT

£20,000 Exclusive

## TERMS

The premises are available by way of an assignment of existing lease (6 years from 1<sup>st</sup> July 2015) further details available upon request

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## EPC

An Energy Performance Certificate has been produced the property has a C rating

## TOWN PLANNING

We understand that the property has an established use for B8 warehouse area activity. Light and general industrial (B1 & B2) uses will be acceptable, subject to planning.

## VIEWING AND FURTHER INFORMATION

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## IMPORTANT

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