

**MATHER  
JAMIE**  
01509 233433

**Unit 5(iii) The Mill Lane Industrial Estate  
off Kirby Road  
Glenfield  
LE3 8DX**

**TO LET**  
**£135,000 pax**



**6 dock level doors  
Level access  
35m deep yard  
6.1m to underside of central valley  
5.3m to underside of haunch**

**Warehouse**

**1,470 sq m (15,823 sq ft)**

# Unit 5(iii) The Mill Lane Industrial Estate, off Kirby Road, Glenfield, LE3 8DX

## DESCRIPTION

The subject property provides a single storey warehouse beneath twin bay pitched roof warehouse with profile clad gable end elevations and brickwork to eaves with a substantial logistics yard providing access and parking to 6x dock level doors and north side yard providing level access doors to the unit.

Internally the property is an open plan warehouse with solid concrete floor, internal clearance to underside of central valley 6.1m and to underside of haunch 5.3m, male and female WCs. Additional office facilities can be provided subject to occupier's requirements.

Externally there is a substantial concrete yard capable of securing to provide self-contained controlled loading and storage point, 35m depth.

**NB:** The property is to be refurbished.

## ACCOMMODATION

Total GIA	1,470 sq m	(15,823 sq ft)
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## TENURE

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



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## RENT

**£135,000 (one hundred and thirty five thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.

## SERVICE CHARGE

A service charge will be applicable for the common parts of the estate.

## BUSINESS RATES

Local Authority: Blaby

Period: 2025/2026

Rateable Value: To be re-assessed as the unit currently forms part of a larger assessment

Estimated RV £51,500

Interested parties should satisfy themselves as to the likely rates liability.

## 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 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.

## OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.

In accordance with anti-money laundering regulations, the source of funding will be required from the successful tenant(s).

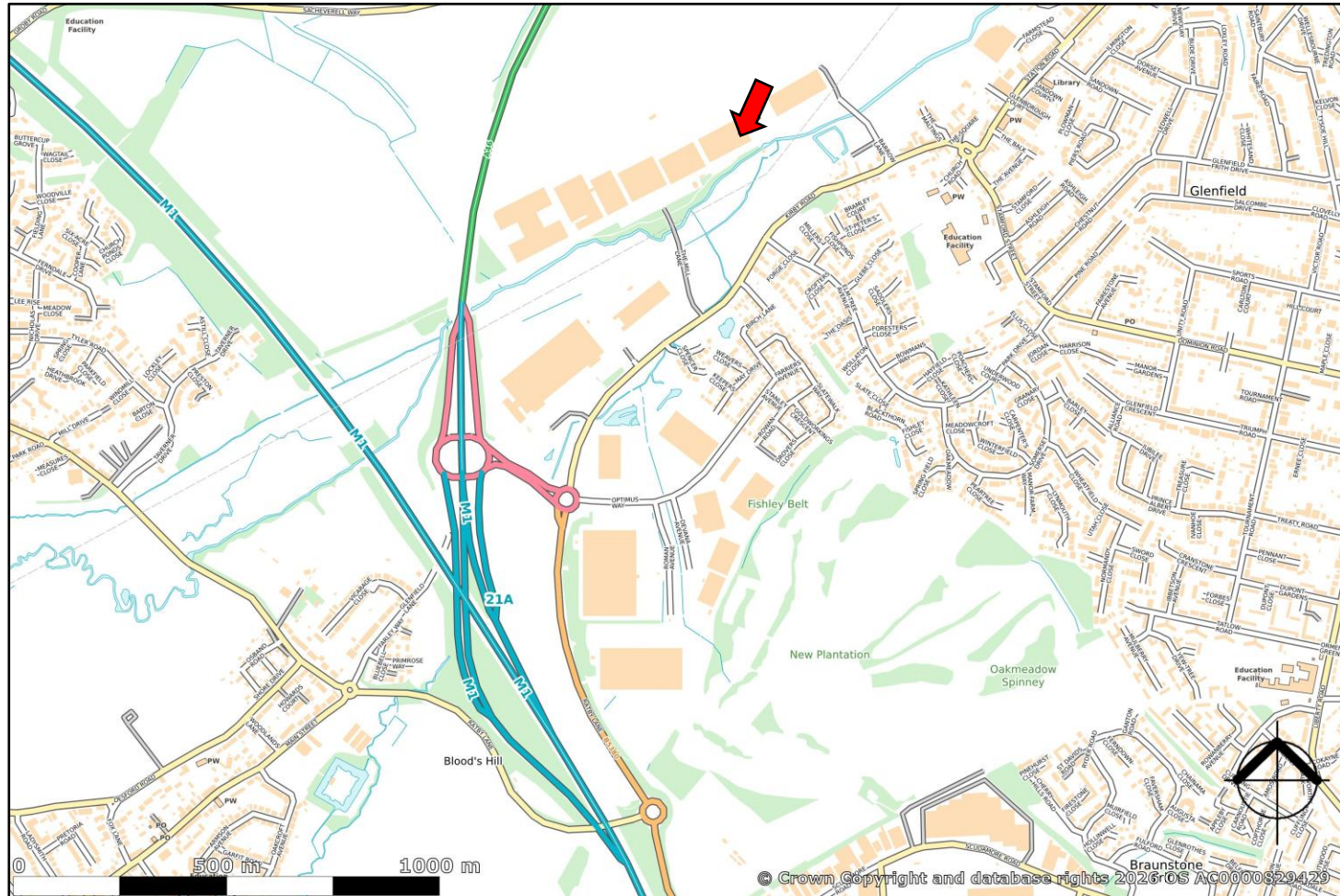


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## LOCATION

The subject property occupies a position within Mill Lane Industrial Estate to the northeast side of Leicester city centre, superbly located within 1 mile of Junction 21A of the M1 motorway and A46 Leicester western bypass.

 **what3words:** ///race.liver.voices



## **CONTACT:**

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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