MATHER JAMIE

01509 233433

Units 1-6 Barkby Brook Business Park
Broad Street
Syston
LE7 1GH

TO LET

From £24,000 pax

New Build Industrial Units **From 167.32 sq m (1,801 sq ft)**

Units 1-6 Broad Street, Barkby Brook Business Park, Syston, LE7 1GH

DESCRIPTION

The development provides 6 purpose-built industrial units of brick and metal clad elevations, under a profiled and insulated pitched metal covered roof with 10% translucent light panels.

Each unit benefits from:

- Internal clearance to eaves of 6m
- Full height glazed entrance
- Electric roller shutter
- Solid concrete flooring
- Dedicated parking
- WC
- Kitchen
- Office (TBC)
- 3-phase power supply Fast fibre internet connection

ACCOMMODATION

Unit 1	217.58 sq m	(2,342 sq ft)	
Unit 2	217.58 sq m	(2,342 sq ft)	
Unit 3	217.58 sq m	(2,342 sq ft)	
Unit 4	217.58 sq m	(2,342 sq ft)	Plus yard
Unit 5	175.03 sq m	(1,884 sq ft)	Plus yard
Unit 6	209.96 sq m	(2,260 sq ft)	

TENURE

The units are available by way of a new lease on terms to be agreed.

Units 1-6 Broad Street, Barkby Brook Business Park, Syston, LE7 1GH

RENT

Unit 1	£31,000 pax
Unit 2	£30,000 pax
Unit 3	£30,000 pax
Unit 4	£34,000 pax
Unit 5	£24,000 pax
Unit 6	£30,000 pax

VAT

VAT will be charged on the rent.

SERVICE CHARGE

A site wide service charge will be implemented on the estate. The current estimated annual charge will be £500 per unit, per annum.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: To be assessed once the units are constructed

LEGAL COSTS

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

Units 1-6 Broad Street, Barkby Brook Business Park, Syston, LE7 1GH

ENERGY PERFORMANCE CERTIFICATES (EPCs)

There are currently no Energy Performance Certificates for the properties, however once the units are constructed an EPC rating assessment will be 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.

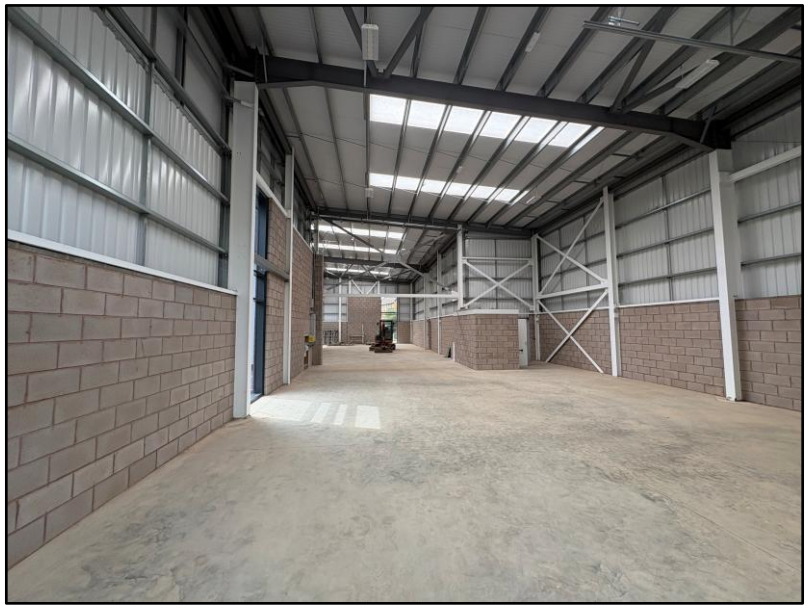
OFSI SANCTIONS CHECK

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.

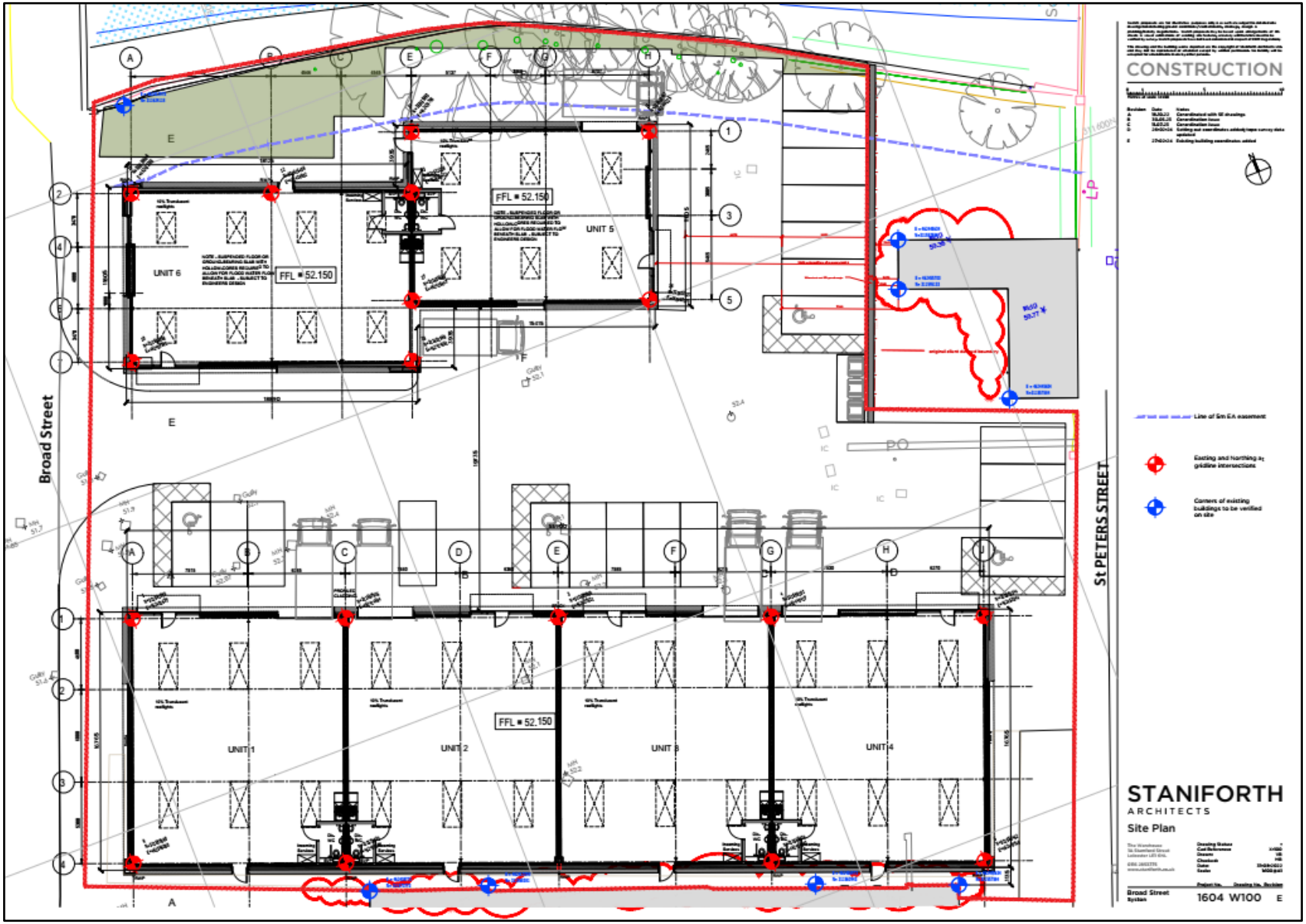
To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

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

Units 1-6 Broad Street, Barkby Brook Business Park, Syston, LE7 1GH



Units 1-6 Broad Street, Barkby Brook Business Park, Syston, LE7 1GH



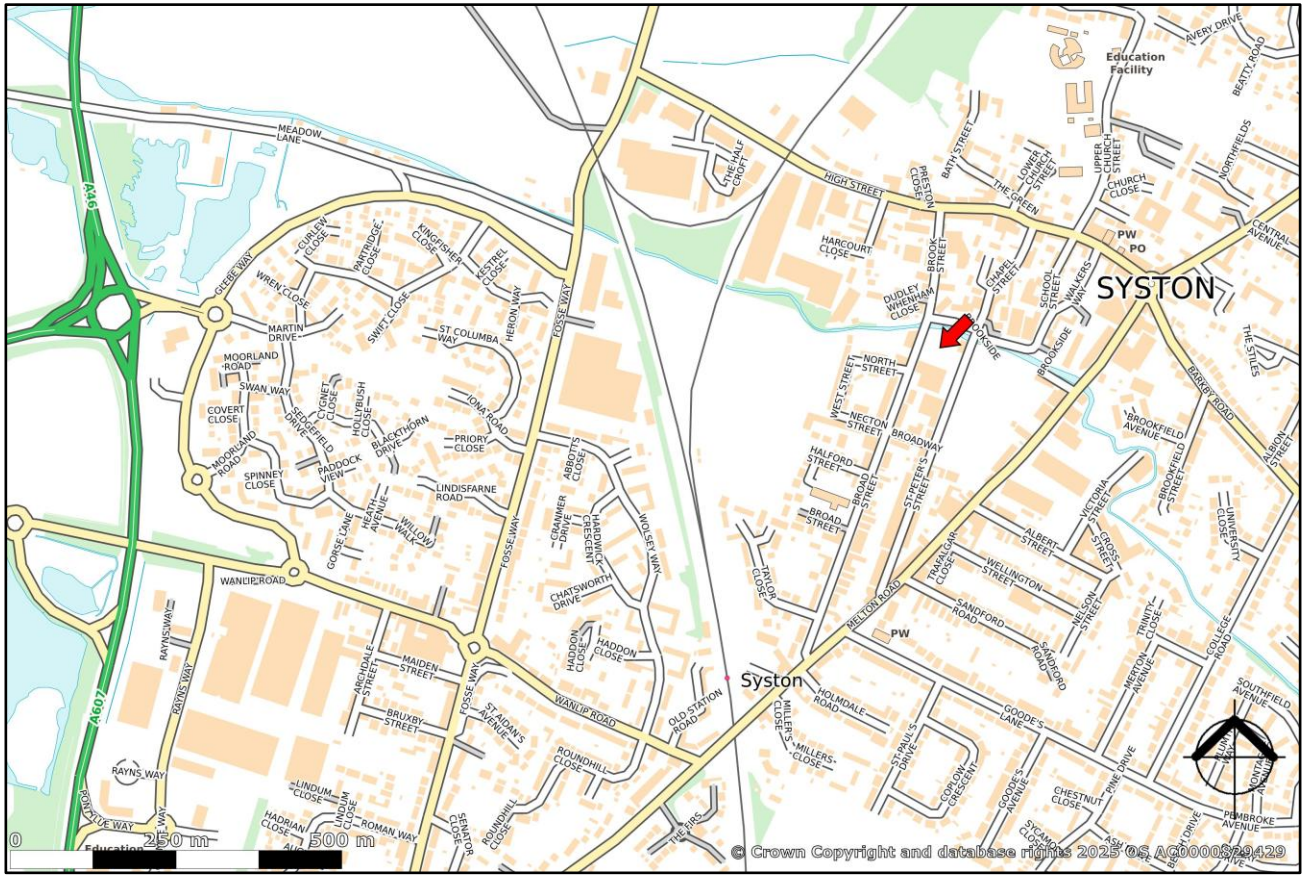
Units 1-6 Broad Street, Barkby Brook Business Park, Syston, LE7 1GH

LOCATION

The site comprises a new industrial development situated on both Broad Street and St Peter Street within Syston. The A46 provides links to Leicester western bypass (circa 1.2 miles west) and the A607 Newark Road towards Leicester (circa 1.7 miles south).

The wider road links allow access to Junction 21 of the M1 motorway within 11.7 miles via the Leicester western bypass. The property is 7 miles from Leicester city centre.

what3words: ///boat.stuff.wizard



CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720

Penny Thompson MRICS
penny.thompson@matherjamie.co.uk
07751 752280

Frankie O'Shea
frankie.oshea@matherjamie.co.uk
07377 294108

MATHER JAMIE
01509 233433

3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

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