

**MATHER  
JAMIE**  
01509 233433

**Unit 5 St Georges House  
Gaddesby Lane  
Rearsby  
LE7 4YH**

**TO LET**  
**£80,000 pax**



**Warehouse & Offices**

**972.17 sq m (10,464 sq ft)**

# Unit 5 St Georges House, Gaddesby Lane, Rearsby, LE7 4YH

## 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 loading access door, internal clearance to eaves of approximately 4.88m.

To the front elevation of integral, high quality two-storey offices providing 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.

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.

**NB:** The ground floor offices (shaded red on images) within the warehouse space are to be removed.

## RENT

**£80,000 (eighty thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.



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## ACCOMMODATION

Ground Floor		
Office	164.72 sq m	(1,773 sq ft)
Warehouse	646.9 sq m	(6,963 sq ft)
<b>Total</b>	<b>811.62 sq m</b>	<b>(8,736 sq ft)</b>
First Floor		
Office	160.55 sq m	(1,728 sq ft)
<b>Total GIA</b>	<b>972.17 sq m</b>	<b>(10,464 sq ft)</b>
Rear Mezzanine	93.7 sq m	(1,009 sq ft)

## TENURE

The property is available by way of a new lease on terms to be agreed, on a full repairing and insuring basis.

The exception is the roof will be excluded from the repairing liability of the Tenant, as it will be retained by the Landlord, ie, not demised to the Tenant. The Tenant will be required to pay a fair and reasonable proportion for the maintenance of the roof by way of a service charge.

## SERVICE CHARGE

There is a site wide service charge dealing with maintenance of landscaping, site clearance, meter readings, contract administration, vegetation and gutter maintenance, external security lighting and power maintenance, security gates maintenance, management costs, surface water drainage, CCTV and Landlord's insurance based on percentage floor area. Current contribution 70p per sq ft to be reviewed annually.



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## BUSINESS RATES

Local Authority: Charnwood  
Period: 2025/2026  
Rateable Value: £29,250

## LEGAL COSTS

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

## 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 established use under Class E / 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.



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## LOCATION

St Georges House Business Park fronts Gaddesby Lane to the north of Leicester approximately 3 miles from the A46 Leicester western bypass.

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.



**what3words:**

///voltage.shelving.fizzle



**CONTACT:**

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



**3 Bank Court**  
**Weldon Road**  
**Loughborough**  
**Leicestershire**  
**LE11 5RF**  
**Website: [www.matherjamie.co.uk](http://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