

**MATHER
JAMIE**
01509 233433

**Unit C1 Winchester Avenue
Blaby Industrial Park
Blaby
LE8 4GZ**

TO LET
£35,000 pax



Industrial Premises

320.51 sq m (3,450 sq ft)

Unit C1 Winchester Avenue, Blaby Industrial Park, Blaby, Leics, LE8 4GZ

DESCRIPTION

Semi-detached steel portal industrial premises benefitting from male and female WC at ground floor with ancillary first floor offices and store. The internal clearance to eaves is 4.7 meters, the property benefits from solid concrete flooring, manual roller shutter door and 3 phase power.

Externally there is a secure yard and parking for approximately 11 - 12 cars.

ACCOMMODATION

Workshop	259.97 sq m	(2,798 sq ft)
Offices	60.54 sq m	(652 sq ft)
Total GIA	320.51 sq m	(3,450 sq ft)

TENURE

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

RENT

£35,000 (thirty five thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.



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BUSINESS RATES

Local Authority: Blaby
Period: From 1 April 2026
Rateable Value: To be re-assessed

LEGAL COSTS

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

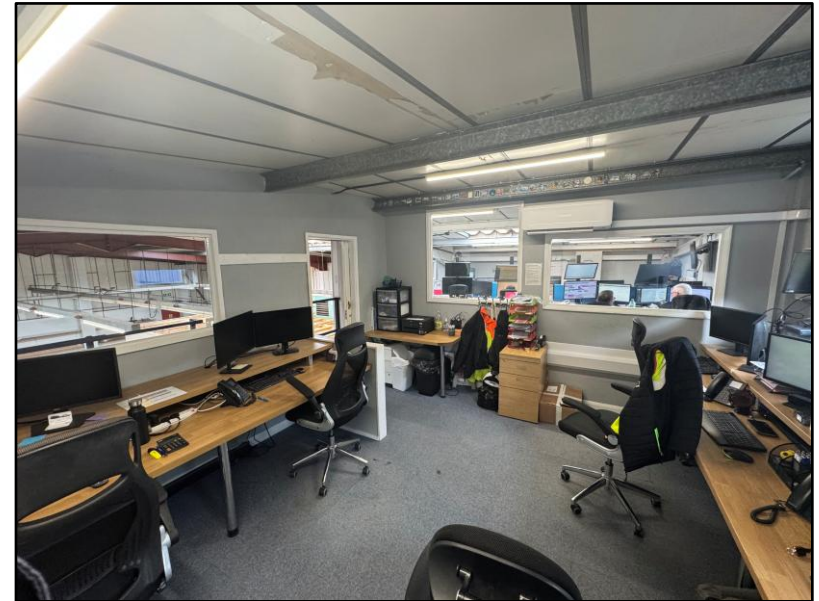
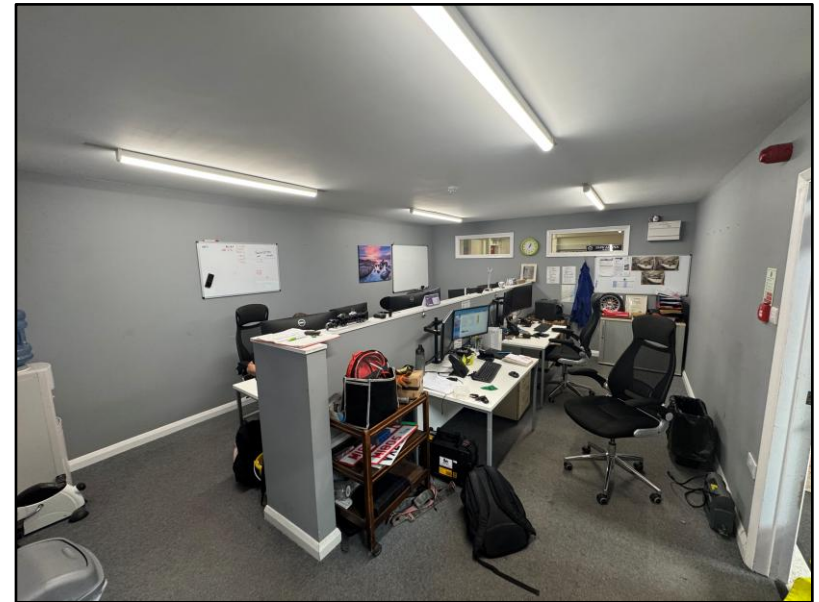
ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised use under Classes E and B2 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



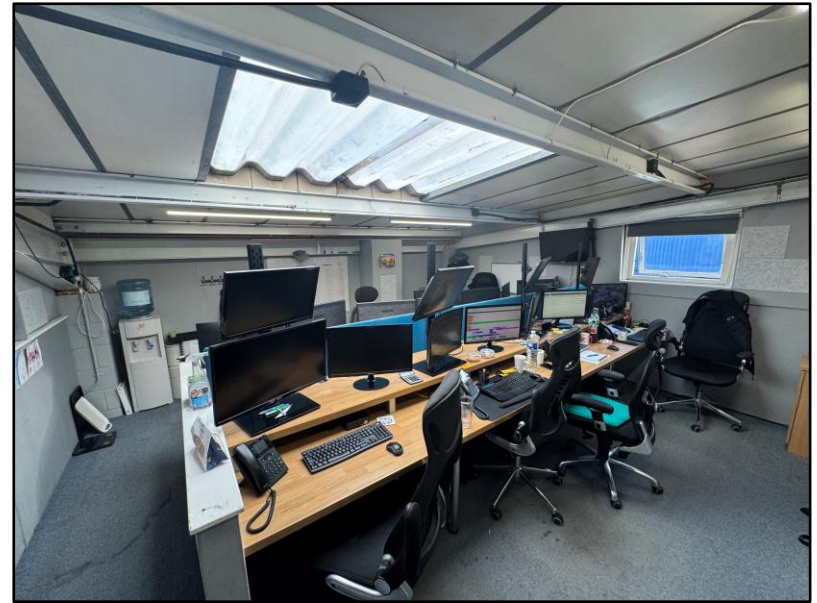
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OFSI SANCTIONS CHECK

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.

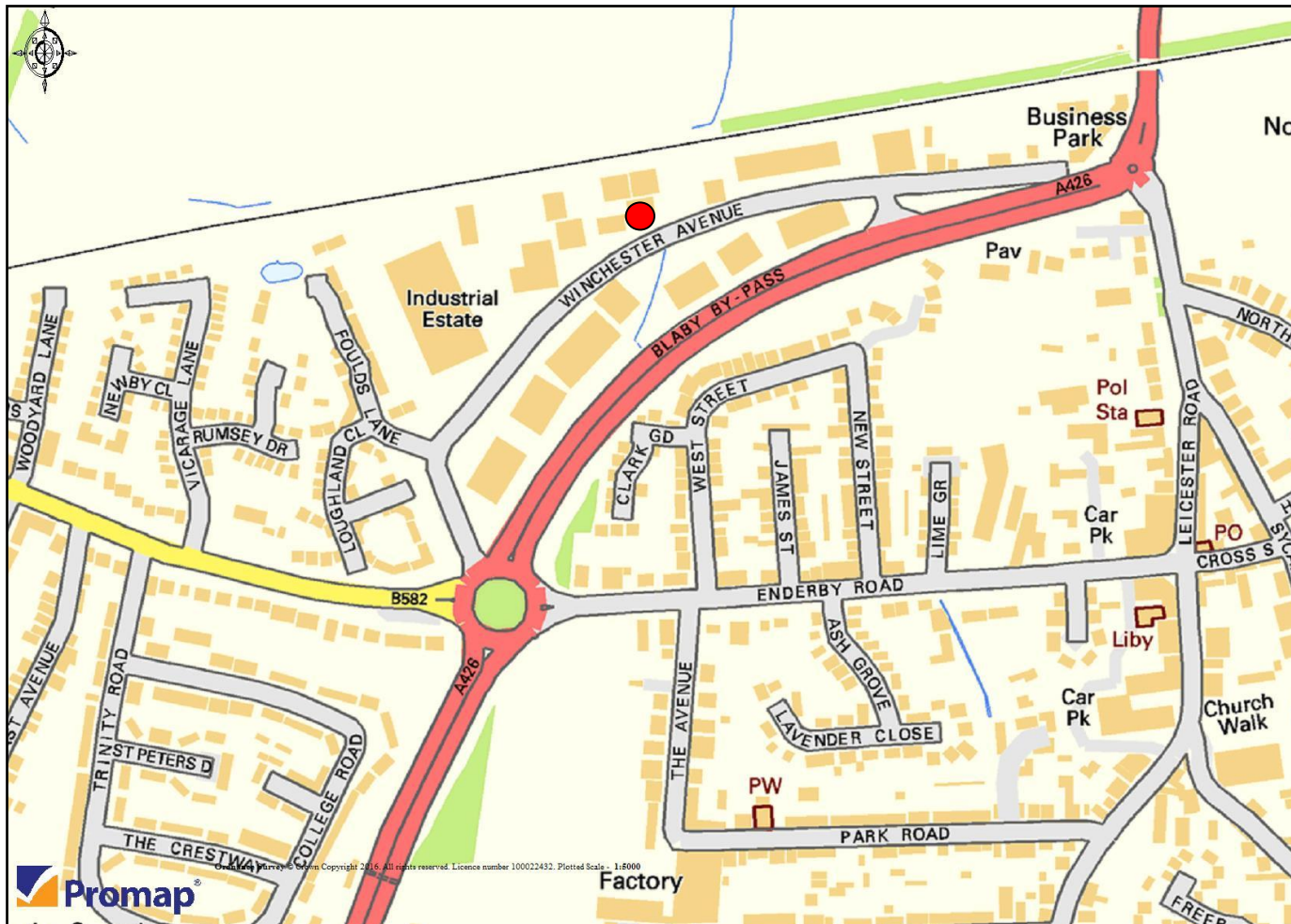


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LOCATION

The subject property fronts Winchester Avenue within Blaby Industrial Park to the south of Leicester City Centre with superb road communications to the general Leicester road network and Junction 21 of the M1 motorway is approximately 3 miles.

 **what3words:** ///leader.snacks.gasp



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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.