

TO LET

Unit 1 Mill Lane Industrial Estate, Glenfield,
Leicester, LE3 8DX

INDUSTRIAL/WAREHOUSE UNIT

151,161 SQ FT/ 14,043 SQ M



LOCATION

The site is prominently located directly off J21a of the M1 motorway. Access to the M69 motorway from J21 M1 motorway is within 2 miles.

The site is situated off Kirby Road, which links to A47 Hinckley Road main arterial road giving access to Leicester City Centre.

ACCOMODATION

The unit comprises the following approximate gross internal areas:

	SQ FT	SQ M
Bay 1	65,407	6,076
Bay 2	64,482	5,990
Cross dock	17,298	1,607
Offices	3,974	370
GIA	151,161	14,043

DESCRIPTION

The property comprises the following specification:

- Steel portal frame construction
- 8.2m to underside of haunch rising to 10.6m at apex
- Cross dock loading
- 18 dock level and 1 ground level loading doors
- High bay lighting
- Part racked
- Sprinkler system
- Heating
- Two storey offices
- 24/7 onsite security
- 360 degrees circulation
- Ample parking provision

For more information please contact:

EDWARD KENNERLEY

Surveyor
0121 697 7302
edward.kennerley@cushwake.com

David Binks

Director
0121
David.binks@cushwake.com



**CUSHMAN &
WAKEFIELD**

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EPC RATING

Full EPC is available from the agents.

TENURE

The premises are available by way of a new lease on terms to be agreed between the parties.

SERVICES

We understand that all mains services are available to the premises, however, interested parties are advised to verify the availability and suitability of these services for their own use.

RENT

The property will be let on an all inclusive basis, including rent, rates, estate service charge and building insurance.

Further information is available from the sole agents.

LEGAL COSTS

Each party is to cover their own legal, and surveyors, costs on any transaction.

VAT

All figures quoted within these details are exclusive of VAT.

VIEWING

Viewings are strictly to be arranged via the sole agents, Cushman & Wakefield LLP.

Edward Kennerley

0121 697 7302

Edward.Kennerley@cushwake.com

David Binks

0121 697 7294

David.binks@cushwake.com



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