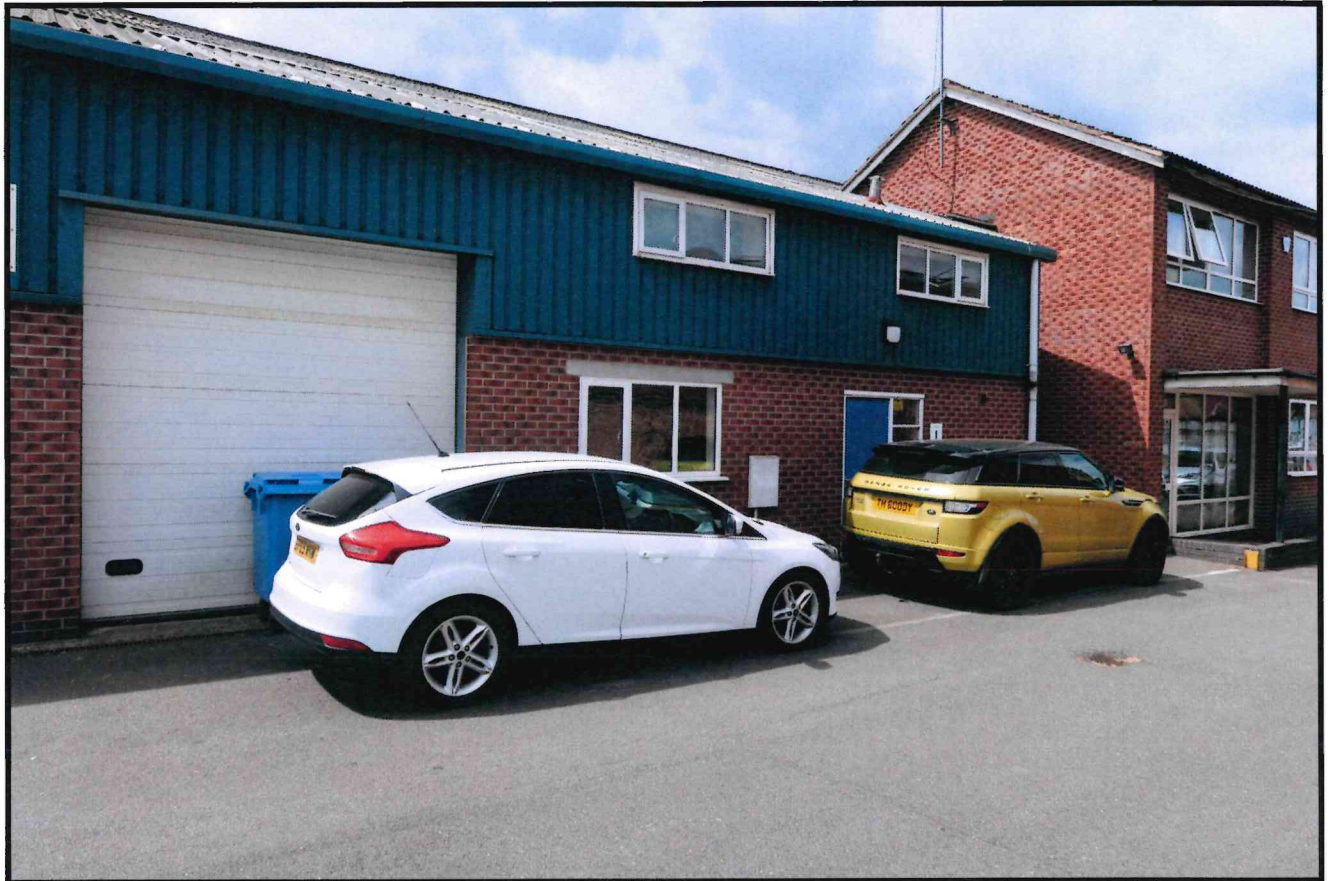


## Industrial Unit – To Let



### Unit 1

651 Melton Road  
Thurmaston  
Leicester  
LE4 8EB

- Unit 1 GIA 84.26 Sq.M (907 Sq.Ft.) Approx
- Established Location
- 2 Car Parking Spaces
- Unit 1 Rental: £9,500 pax

#### DISCLAIMER/MISREPRESENTATION ACT

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are give notice that:- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property, (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

# Unit 1, 651 Melton Road, Thurmaston, Leicester, LE4 8EB.

## Location

The premises comprise a two storey B1 Business premises forming part of Thurmaston Village Court off Melton Road some four miles North of Leicester.

## Description

The premises comprise a two storey modern unit constructed around a steel portal frame with infill brickwork and blockwork with insulated profile cladding above. Loading door on the front elevation leading into a despatch area. To the front of the unit are two car parking spaces.

The Accommodation comprises in detail and the following dimensions are approximate:-

Ground Floor	Reception Area Kitchenette W.C. Facilities
GIA 49.05 Sq.M (528 Sq.Ft.) Approx.	

First Floor	Executive Office
GIA 35.21 Sq.M (379 Sq.Ft.) Approx.	

Total GIA 84.26 Sq.M (907 Sq.Ft.) Approx.

## Rating Assessment

Location Authority: Charnwood Borough Council

Rateable Value: £3,700

Small businesses benefit from rates exemption.  
Information can be obtained from:- [www.voa.gov.uk](http://www.voa.gov.uk)

Rating information is for guidance purposes only.

## Services

Mains electricity, water and drainage are connected to the property.

Peter Tew and Company have not tested any service/installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

## Fixtures & Fittings

All Landlords fixtures and fittings within the property are to be included within the letting.

## Energy Performance Certificate

Within Band E

## Rental

£9,500 (Nine Thousand Five Hundred Pounds) per annum exclusive.

## VAT

VAT is applicable.

## Tenure

The premises are available by way of a full repairing and insuring lease on terms to be agreed.

Parties should instruct their solicitor to investigate the title to their own satisfaction.

## Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1<sup>st</sup> edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

## Money Laundering:

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required. This evidence will be required prior to solicitors being instructed.

## Viewing:

Strictly by appointment through this agency, Peter Tew & Company.

Contact: Charlotte Tew / Julie Wood  
Email: [charlotte@petertew.co.uk](mailto:charlotte@petertew.co.uk) / [julie@petertew.co.uk](mailto:julie@petertew.co.uk)

## Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

## Subject to Contract/Subject to Lease:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

## Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that; (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

T.CLT.(4803y) 01.07.2025