

Warehouse - To Let / May Sell



Unit B2
115 Waterside Road
Hamilton
Leicester
LE5 1TL

- **Total GIA: 1,149.8 Sq.M (12,377 Sq.Ft.) Approx**
Integral First Floor Offices and Mezzanine Storage
- **Height to Eaves 6m**
- **Fitted out to high quality standard**
- **38 Car Parking Spaces**
- **Service yard area to the rear**
- **Rent: £80,000 pax**
- **Guide Price: £1.45m**

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 B2, 115 Waterside Road, Hamilton, Leicester, LE5 1TL.

Location:

Waterside Road forms part of the Hamilton Business Park, 5 miles north east of the centre of Leicester with good communications to the outer ring road providing access to the motorway network.

Description:

A single storey mid terraced unit with steel portal frame design clad in brickwork and blockwork with insulated profile clad roof above. The property was constructed by Wilson Bowden approximately 35 years ago and has forecourt parking and service yard to the rear.

Accommodation:

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

Ground Floor: Reception, Conference Room, Staff Facilities and Main Production Area	656.26 sq.m.	7,064 sq.ft.
First Floor: High Quality Offices Modern Mezzanine	317.54 sq.m 176 sq.m..	3,418 sq.ft. 1,895 sq.ft
TOTAL GIA 1,149.8 sq.m. (12,377 sq.ft.) Approx.		

Rating Assessment:

The Premises are assessed as follows:-

Rateable Value – £78,000 (April 2026)

Yearly Rates Payable - £43,290

This is calculated using the standard business rates multiplier of **55.5p** (£0.555) for properties with a rateable value of £51,000 or more, as the small business multiplier (49.9p) does not apply.

This information is given for guidance purposes only and prospective parties are advised to make their own enquiries.

Services:

Mains gas, electricity, water and drainage are connected to the property. In addition the property benefits from a heat pump.

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 fixtures and fittings within the property on completion are to be included within the letting. The offices benefit from a passenger lift serving ground and first floor.

Energy Performance Certificate:

EPC Band: B valid until 10 August 2033.

Tenure:

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

Rental:

£80,000 (Eighty Thousand Pounds) pax.

VAT:

Not applicable.

Legal Costs:

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

Offer Procedure / Anti Money Laundering:

In accordance with Anti-Money Laundering Regulations, two forms of I.D and Confirmation of the source of funding will be required from the successful purchaser.

Viewing:

Strictly by appointment with Peter Tew & Company.

Contact: Charlotte Tew / Julie Wood
Email: charlotte@petertew.co.uk / julie@petertew.co.uk
T: 0116 2551527

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.JMW.19963.6820y.18.02.2026