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TO LET BY WAY OF PRE-LET

NEW INDUSTRIAL ACCOMMODATION FOXBANK INDUSTRIAL PARK STATION ROAD STONEY STANTON LEICESTERSHIRE

LOCATION

The Foxbank Business Park is situated on the western fringe of the village of Stoney Stanton, forming part of a larger industrial area with access off Station Road.

Stoney Stanton itself is placed for easy access on to the M69 at junction 3 and limited access to Leicester at junction 1 at Burbage and hence via the M69 on to the M1 to the north and the M6 to the south.

DESCRIPTION

The Foxbank / Stressline Industrial Area is an established industrial location that provides industrial accommodation for many occupiers including TNT / Powergen, R K Timber as well as Stressline themselves. The site itself has a blanket planning permission for uses falling within Class B1, B2 and B8 of the Town & Country Planning Use Classes Order 1987 as amended and there is an area of development land shown cross-hatched on the attached plan, suitable for the developments of purpose built units suitable for an occupiers own requirements.

Our clients will construct a unit to an occupiers specification on the basis that the party takes a pre-let agreement to take a lease over the subject building for a minimum period of 15 years. A rental for a basic industrial building would be in the order of £4.50 per sq ft, although it should be noted that specific items such as dock levellers or extra office areas can be incorporated, albeit these elements will be costed separately.

Units can be constructed from 15,000 sq ft up to 30,000 sq ft (1393.5 sq m to 2787 sq m). Further information from Castle Commercial reference Vernon Ward or Jonathan Hubbard.

TIMING

After discussions with the prospective occupiers and their requirements, a formal planning application would be submitted to the Local Planning Authority – Blaby District Council – and after receipt of a detailed planning permission, construction

could commence. We would expect that the complete process would be approximately nine months, although this could be confirmed after detailed discussions.

LEGAL COSTS

As is standard the ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the grant of the lease.

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the selling agents, Castle Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

Revision 1- VW 26/3/04 (Stressline, Station Rd)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

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NOTE RE SERVICES, ELECTRICAL, WIRING AND HEATING APPLIANCES : None of these items have been tested. We would recommend that any interested parties check these items to their satisfaction.

