Kal Sangra ~ Shonki Brothers Ltd are pleased to offer this rare opportunity to purchase a substantial iconic two storey commercial site. The property is located in North Evington, between Spinney Hill and Crown Hills, just 1.5 miles south east of Leicester City Centre and is within a built up residential/commercial mix area. The main entrance to the site is located on Margaret Road, which is off Gwendolen Road.

Description:
The site comprises of a two storey commercial office premises containing ground and first floor offices with some internal storage and activity rooms. There is also a large enclosed warehouse, lobby, reception area, kitchens, canopy, seating areas, W.C’s and ample parking. The property benefits from gas central heating and a suspended ceiling.

In addition, there is a grade II listed former caretaker’s lodge, previously used as offices, providing the potential for residential accommodation subject to planning permission. The property currently comprises of ground and first floor offices with some internal storage and kitchen.
Accommodation – all measurements are approximate:

The Wakerley Centre:

Unit 1:
Warehouse, storage, 2 activity rooms, 5 offices, corridors, reception lobby, WC’s: 8,500 sq ft (789.67 sqm)

Unit 2:
Workshop, storage, warehouse, 6 offices, First floor workshop, Corridors, WC’s: 13,500 sq ft (1,255 sqm)

Unit 3:
Fully fitted kitchen, office, WC’s, canopy, seating: 1,731 sqft (160.82 sqm)

Outside:
Ample car parking & yard area

Former Caretaker’s Lodge:

Ground Floor:
Enterance hall, lounge, kitchen, bathroom: 389 sq ft (36.1 sqm)

First Floor:
Three bedrooms: 358 sq ft (33.2 sqm)

Outside:
Small rear yard

Total NIA: 24,478 sq ft (2,274 sqm)

Planning:
We understand the properties benefit from B1 (Office/Business) use. B1 use includes a range of uses which include offices, research & development facilities, laboratories, studios and light industry.

The properties may be suitable for a number of other uses, i.e. B2 (General Industrial), C3 (Residential), D1 (Non-Residential Institutions) and D2 (Assembly & Leisure) subject to obtaining planning permission. All enquiries should be made to Leicester City Council on (0116) 454 3000.

Services:
Mains services are connected to the property. The services, fittings and appliances have not been tested by the selling agents.

Rating Assessment:
Charging Authority: Leicester City Council
Description: Warehouse & Premises
Rateable Value: £16,700.00
Rates Payable (approx): £8,233.10
Period: 2015/2016

Please make your own enquiries in respect of the rating liability and small business relief.

Energy Performance Certificate:
The Wakerley Centre has an EPC rating of 109 – Band E.
The Caretaker’s Lodge has an EPC rating of 116 – Band E.

Viewing:
By appointment through the sole agents.
Important Information:
All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents. Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety:
You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

Unit 2:

Unit 3:

Caretakers Lodge: