

CITY CENTRE INDUSTRIAL UNIT TO LET

184 Western Road, Leicester, Leicestershire, LE3 0GB



3,178 Sq Ft (295.24 Sq M)

£15,000 per annum exclusive

- ▶ Self Contained Factory Premises
- ▶ First Floor Offices
- ▶ Secure Yard
- ▶ Would Suit A Variety Of Uses

LOCATION

The property is located on Western Road, close to Upperton Road.

Western Road provides good access to Narborough Road, which in turn leads to J21 of the M1 motorway, or into Leicester town centre via Upperton Road.

The property is in an area of mixed industrial and residential uses.

DESCRIPTION

The property consists of a two storey brick built industrial building with a single storey extension. To the ground floor is workshop/warehouse space with roller shutter access. The first floor offers office accommodation and w.c. provision.

The property benefits from a secure gated yard.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	2,010	186.73
First Floor	1,168	108.51
Total	3,178	295.24

All areas are quoted in accordance with the RICS Code of Measuring Practice

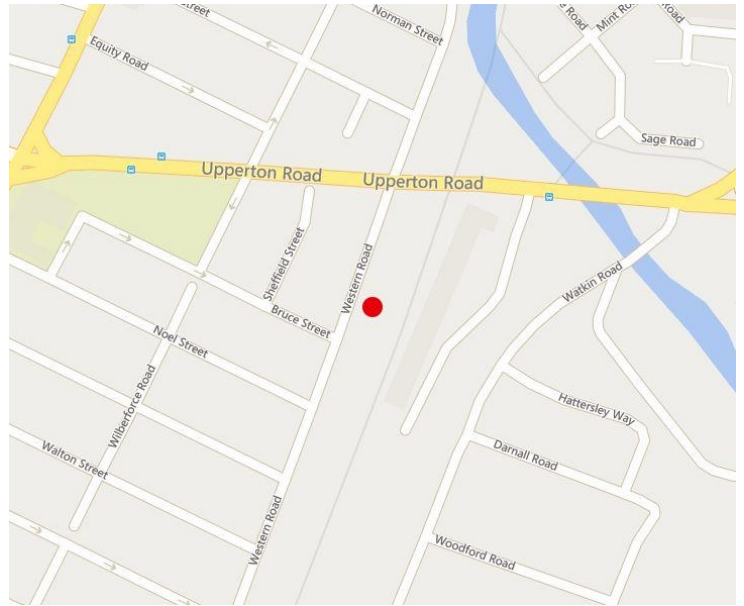
CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £15,250

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

Energy Rating to be confirmed.



RENT

£15,000 per annum exclusive.

LEASE TERMS

The property is available by way of a new lease, on an full repairing and insuring basis, for a term to be agreed. The Lease will be outside of the Landlord & Tenant Act 1954 (Part II).

VAT

The VAT position is to be confirmed.

LEGAL COSTS

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

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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Will Shattock

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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation 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 APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.