

OFFICE/INDUSTRIAL PREMISES TO LET

120 Ross Walk, Leicester, Leicestershire, LE4 5HH



5,286 - 9,036 Sq Ft (491.07 - 839.44 Sq M)

Rent On Application

- ▶ Modern Office/Warehouse Premises
- ▶ Excellent Yard and Parking Area
- ▶ Available as a Whole or Potential to Split
- ▶ New Lease Available

LOCATION

Ross Walk is located just off the Melton Road (A607) and is approximately 1 mile from Leicester City Centre. The property is in an area of residential and commercial development and offers excellent access to the Inner and Outer Ring Road and further afield.

DESCRIPTION

The premises consists of a modern commercial industrial unit set out over two floors, with excellent office area and industrial space.

The property benefits from good natural light with windows at ground and first floor level. Externally, there is designated car parking spaces.

ACCOMMODATION

The property offers the following accommodation:

Ground Floor	Sq.ft	Sq.m
Office	2,884	267.97
Factory Space	2,402	223.20
First Floor		
Mezzanine	2,421	224.95
Office	1,328	123.35

RENT

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CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £54,000

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

VAT

VAT is payable on the rent and service charge.

SERVICES

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

LEASE TERMS

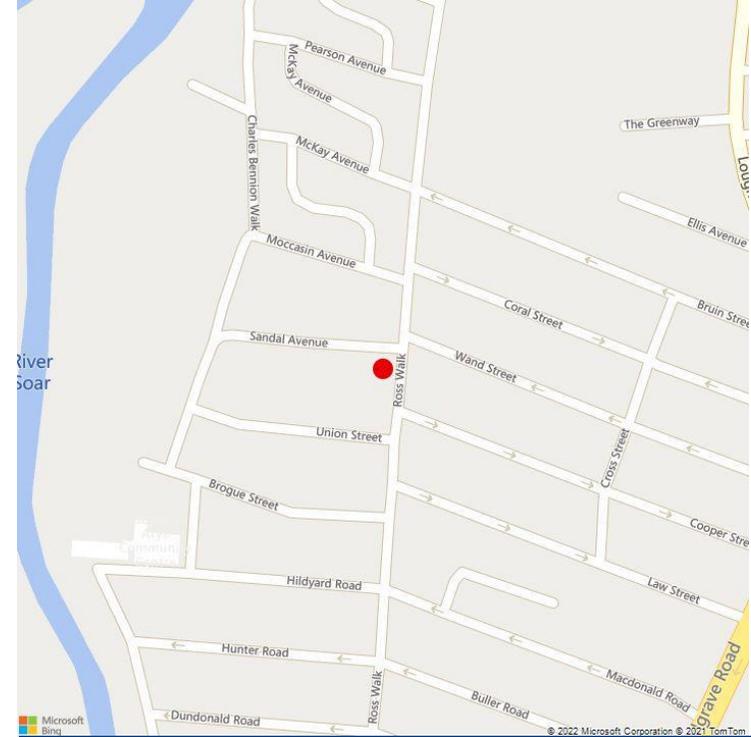
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. A management charge in relation to the external areas is payable by the Tenant - more information can be obtained from the agents.

EPC

The property has an Energy Rating of E.
The EPC is valid unit 13 July 2025.

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.



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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.