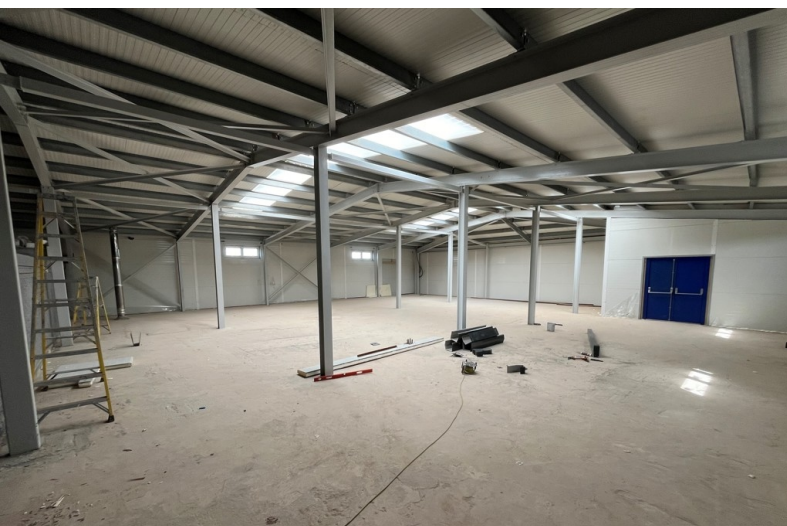


FIRST FLOOR WAREHOUSE PREMISES TO LET

2 Ireton Avenue, Leicester, LE4 9EU



3,316 Sq Ft (308.06 Sq M)

£25,000 per annum exclusive

- ▶ Convenient location to road network
- ▶ First floor accommodation
- ▶ Newly constructed premises
- ▶ Designated car parking

LOCATION

The property is located in a prominent position on the corner of Ireton Avenue and Ireton Road approximately 2.5 miles north east of Leicester city centre. Ireton Avenue is located just off both Gipsy Lane and Victoria Road East, which provides easy access to the Outer Ring Road (A563).

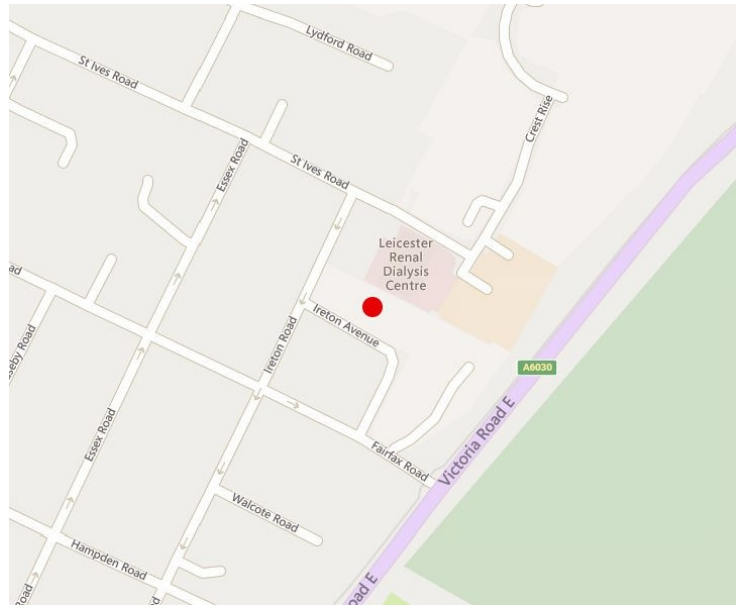
DESCRIPTION

The property comprises first floor warehouse accommodation with an internal clearance height of 2.95m increasing to 4m.

The first floor, which can be access via a private staircase to the rear of the property, benefits from a concrete floor throughout, w/c and kitchenette facilities.

There is an area of reduced height storage to the rear of the warehouse.

Externally the property benefits from a good lifts and designated car parking for 4 vehicles.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
First Floor	3,316	308.06
Storage	1,540	143.07
Total	3,316	308.06

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value: To be assessed

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

SERVICES

The property benefits from mains services to include electricity (3phase), water and drainage.

EPC

Energy Rating to be confirmed.

RENT

£25,000 per annum exclusive. The position in respect of VAT is to be confirmed.

LEASE TERMS

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed, subject to upwards only rent reviews after each 3rd year.

LEGAL COSTS

Each party to pay their own legal costs in relation to this transaction.

POSSESSION

The property is available immediately following completion of legal formalities.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.co.uk

0116 254 0382



Reg Pollock

rp@apbleicester.co.uk

0116 254 0382

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.