

INDUSTRIAL/OFFICE ACCOMMODATION TO LET

91 Commercial Square, Leicester, Leicestershire, LE2 7SJ



12,500 Sq Ft (1,161.25 Sq M)

£75,000 per annum exclusive

- ▶ Site Area 1 Acre Approx.
- ▶ Suitable for a variety of uses (STP)
- ▶ Secure Premises
- ▶ New Leases available

LOCATION

The property occupies a prominent position fronting Commercial Square, located on the established Freeman's Common Trading Estate which is 1.5 miles south of Leicester city centre and one of the main Industrial areas within the city. The estate is ideal for storage and distribution, and last mile delivery. Local occupiers include, Toolstation, Screwfix, Howdens and Dulux Decorator Centre.

DESCRIPTION

The subject property consists of an industrial building located on a 1-acre site which was formerly a cash handling centre with excellent security internally and externally. The property benefits from:

- Secure gated and fenced 1 acre site
- Parking and access to front of building for 20 cars
- Large yard to rear of property
- Internally fitted as Cash handling centre
- First floor offices
- Excellent access to City Centre and M1 Motorway
- Mains electricity, gas, water and drainage.
- Would suit variety of uses STP.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Total	12,500	1,161.25

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £84,500

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

SERVICES

Mains water; electricity (3 phase) and gas are connected to the property.

EPC

The property has an Energy Rating of B-39. The EPC will be valid until March 2033

POSSESSION

Available immediately following completion of legal formalities.

PLANNING

We understand that the existing permitted use is light industrial within Use Class E (formerly B1) and Use Class B8

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

RENT

£75,000 per annum exclusive

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

VAT

VAT will be payable at the prevailing rate

LEGAL COSTS

Each Part to be responsible for their own legal fees.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
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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.