

INDUSTRIAL PROPERTY TO LET

80 Commercial Square, Leicester, Leicestershire, LE2 7SR

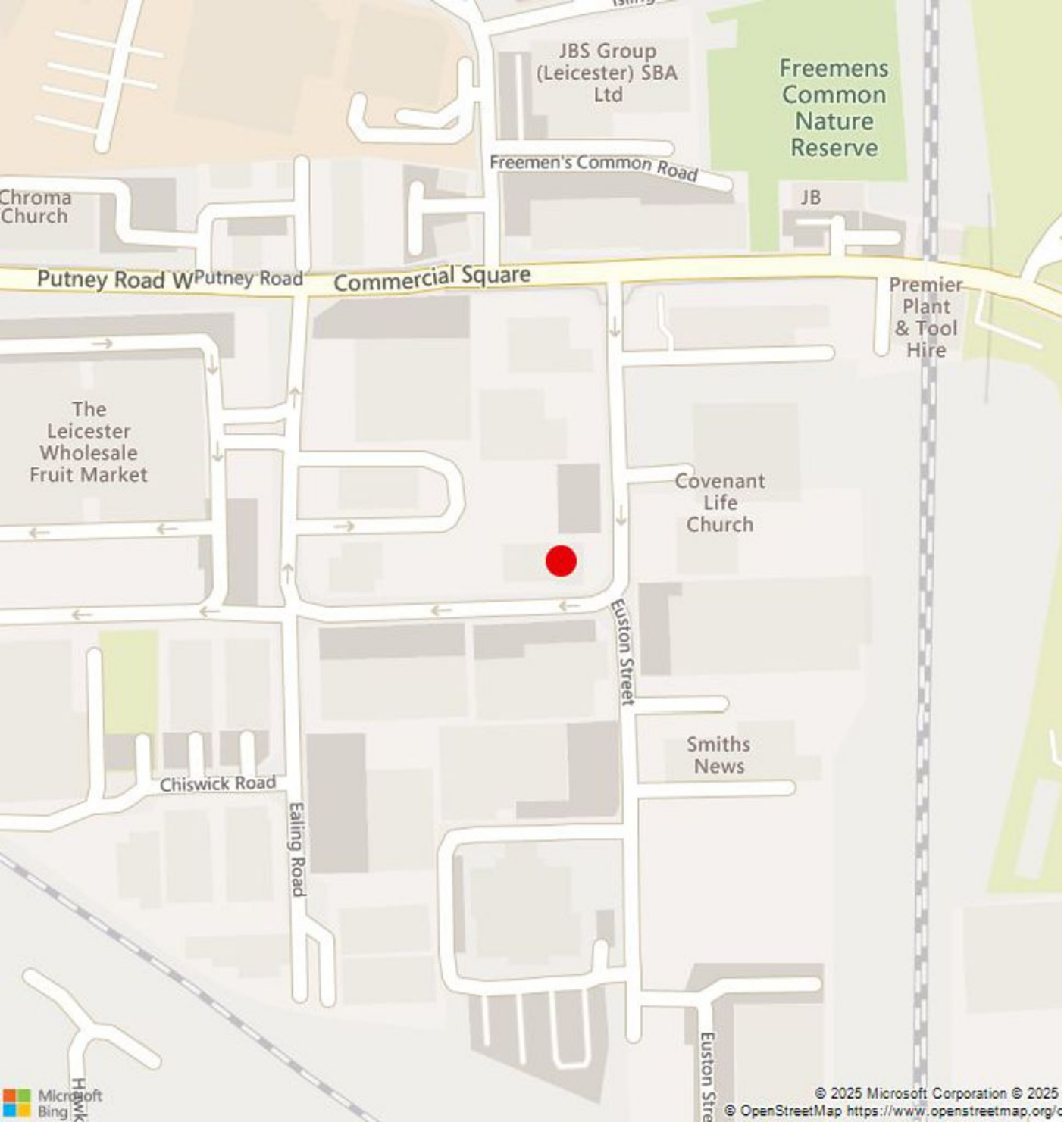


7,906 Sq Ft (734.47 Sq M)

£65,000 per annum exclusive

- ▶ Prominent position close to Leicester's principal trading estate.
- ▶ Suitable for a variety of uses.
- ▶ Flexible arrangement possible to take only ground floor warehouse and office.
- ▶ New lease available.





LOCATION

The property occupies a prominent corner position fronting Commercial Square, which forms part of the Freemens Common employment area approximately 1.5 miles south of Leicester city centre via the A594 Welford Road or Aylestone Road.

The property is located in close proximity to Freeman's Common Industrial Estate, which is Leicester's principal trading estate with occupiers such as Toolstation, Screwfix, Howdens and Dulux Decorator Centre.

DESCRIPTION

The property comprises a predominantly single storey industrial / warehouse building suitable for a variety of uses and occupiers.

The ground floor comprises a combination of open plan warehouse / storage space with an internal eaves height of approximately 4.7m. The warehouse can be accessed via 2no. roller shutter loading doors from the side elevation.

The first floor provides a mix of open plan space and individual stores and offices. There are w/c and kitchen facilities located throughout the property.

The property benefits from 17 car parking spaces with 9 at the rear and 8 at the front of the property.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	6,525	606.17
First Floor	1,381	128.29
Total	7,906	734.47

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value : £36,750

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). The property is equipped with storage heaters and electric radiators, along with air conditioning serving the office accommodation.

EPC

The property has an Energy Performance Certificate Rating of E-105.

The EPC will be valid until February 2032.

RENT

£65,000 per annum exclusive

LEASE TERMS

The property is available to let on Full Repairing and Insuring lease terms for a period of years to be agreed, incorporating rent reviews at each third year.

VAT

It is understood that VAT is payable on rents.

POSSESSION

The property is available from 1st December 2025.

ANTI MONEY LAUNDERING

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

VIEWING

Please get in touch to arrange a viewing.



George Shattock

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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.