

INDUSTRIAL STORAGE LAND 0.277 ACRES TO LET

2 New Star Road, Leicester, Leicestershire, LE4 9JD



0.277 Acres (0.112 Hectares)

£19,000 per annum exclusive

- ▶ 0.277 acres
- ▶ Fully fenced site
- ▶ Concrete hard standing
- ▶ Double gated access



LOCATION

The land is situated on New Star Road, which is located just off Thurmaston Lane which is located approximately 3 miles north of Leicester city centre, within a long established commercial and industrial area. The land is located just off the A563 (Outer Ring Road) and offers excellent access to Junction 21/22 of the M1 motorway, the A46 and A6 to the north.

DESCRIPTION

The accommodation provides:-

- * 0.277 acres
- * Concrete hard standing
- * Fully fenced site
- * Double gated access
- * Suitable for a number of uses.

CURRENT RATING ASSESSMENT

The property is to be reassessed and all interested parties are to contact Leicestershire City Council .

TENURE

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

RENT

£19,000 per annum exclusive

VAT

We understand that VAT will be applicable on the rent.

LEGAL COSTS

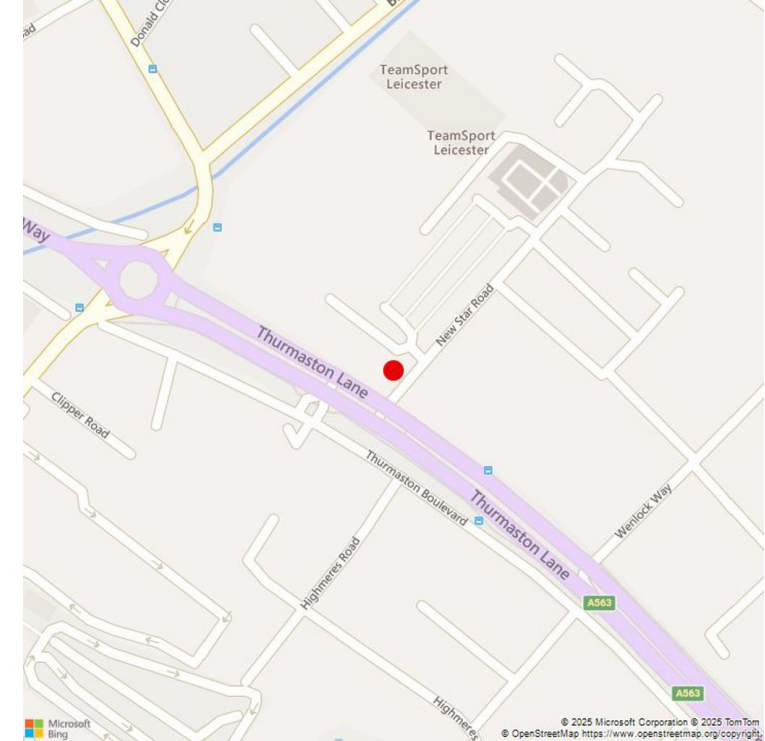
Each party are to be responsible for their own legal costs incurred in this transaction.

POSSESSION

Upon completion of legal formalities.

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.



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.



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