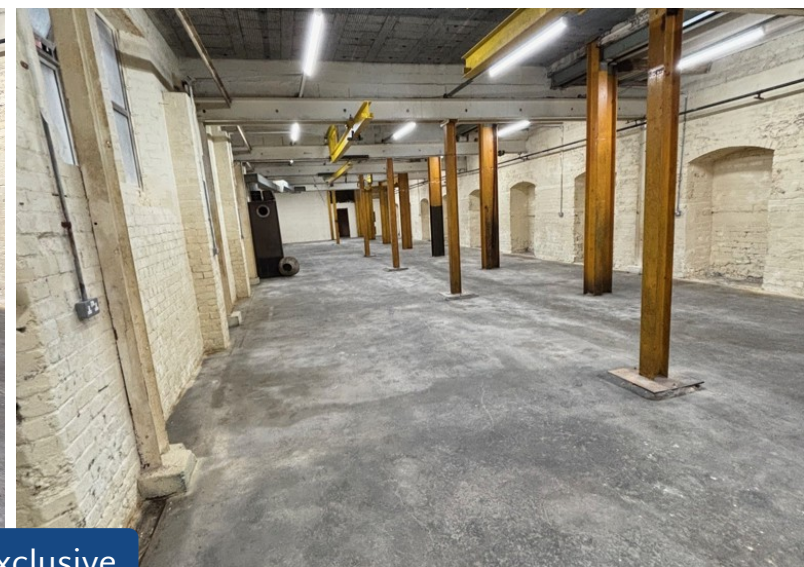
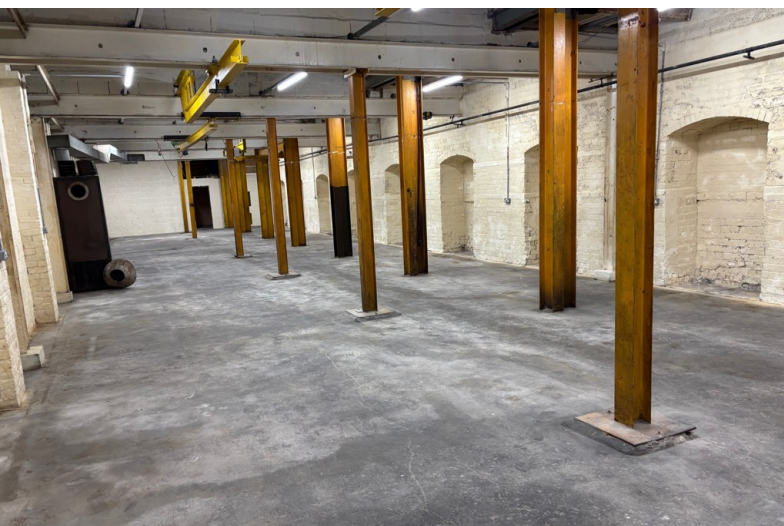


FACTORY/STORAGE PREMISES TO LET

Kent Street, Leicester, Leicestershire, LE2 0AY



3,240 Sq Ft (301 Sq M)

£15,000 per annum exclusive

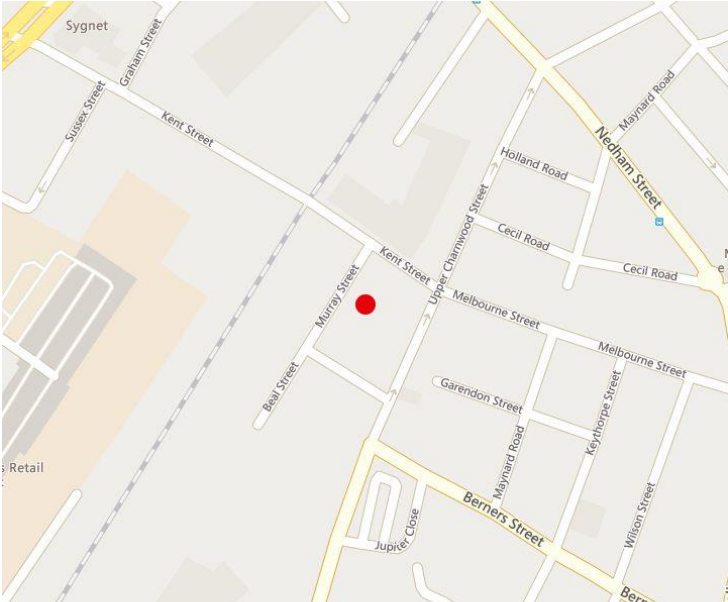
- ▶ Factory/Storage Premises
- ▶ LED Lighting Throughout
- ▶ Roller Shutter Access
- ▶ Ideal Location To Serve City Centre

LOCATION

The property is situated in an established industrial area to the east of the A47 Humberstone Road, some three quarters of a mile east of Leicester City Centre.

St George's Retail Park is directly to the south and there is high density Victorian terraced housing to the east.

The main access to the site is off Nedham Street, but there is also substantial frontage to Kent Street and the offices are accessed from Upper Charnwood Street.



DESCRIPTION

The premises consists of a ground floor lock up, with 3 phase power, w.c., provision and roller shutter access. The property would suit a number of uses for industrial and storage, but alternative uses would be considered subject to planning.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Factory/Storage	3,240	301
Total	3,240	301

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

CURRENT RATING ASSESSMENT

The property is currently assessed as a whole and require re-assessment. All interested parties to contact Leicester City Council for further information.

EPC

Energy Rating: E.

PLANNING

We understand that the property has an established general industrial use under Class B2 of the Town & Country Planning (Use Classes) Order as revised in 2020.

RENT

£15,000 per annum exclusive

LEASE TERMS

The property is available by way of a new internal repairing and insuring basis, for a term to be agreed. The Lease will be outside of the Landlord & Tenant Act 1954 Part II.

VAT

The property is not elected for VAT.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
rp@apbleicester.co.uk
0116 254 0382



Will Shattock
wjs@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.