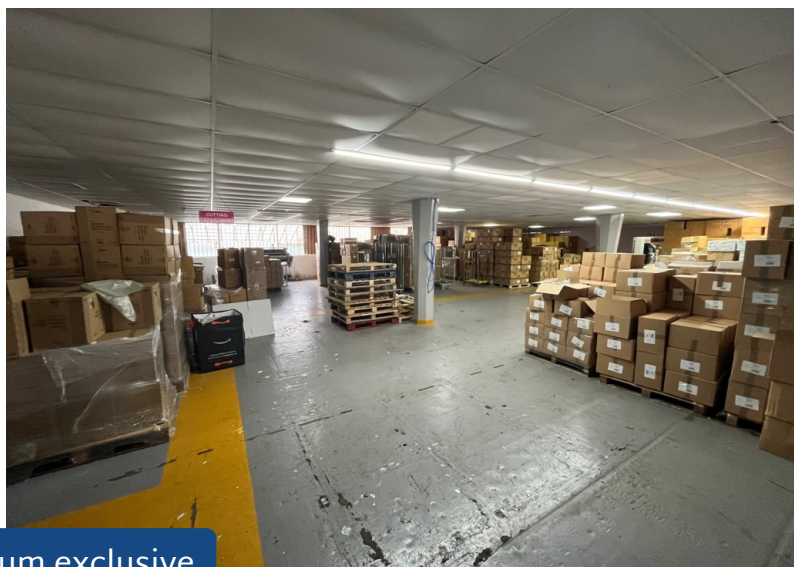


# INDUSTRIAL / WAREHOUSE UNIT TO LET

First Floor 12 Navigation Street, Leicester, Leicestershire, LE1 3UR



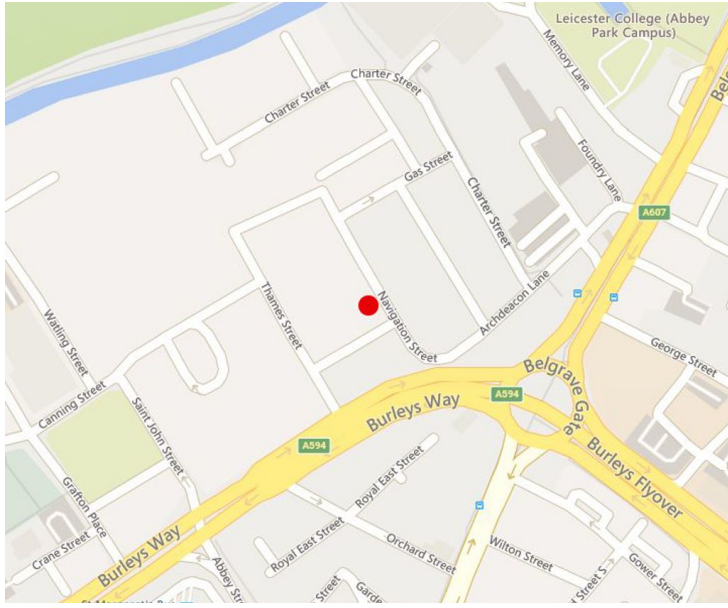
14,818 Sq Ft (1,376.59 Sq M)

£45,000 per annum exclusive

- ▶ City Centre location
- ▶ Designated car parking
- ▶ Open plan accommodation
- ▶ New lease available

## LOCATION

The property is located on Navigation Street, on the outskirts of Leicester city centre with convenient access to the A594 inner ring road and wider road network.



## DESCRIPTION

12 Navigation Street comprises a two-storey industrial / warehouse building of concrete frame and brick & block construction. The first floor is accessed via an external staircase to the rear of the property and an external 2 tonne goods lift. Internally, the first floor benefits from a solid concrete floor throughout and generally comprises open plan warehouse accommodation, which has been subdivided into two sections with stud partitioning with a floor to ceiling height of approximately 2.7m. There is office accommodation to the front and rear of the property along with w/c facility. Externally, there is designated car parking.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
First Floor	14,818	1,376.59
<b>Total</b>	<b>14,818</b>	<b>1,376.59</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £36,000

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. The warehouse is heated by way of gas fired space heaters.

## EPC

The EPC Rating is to be re-assessed.

## POSSESSION

The property is available from August 2026 and 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.

## RENT

£45,000 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 not payable in respect of rents.

## VIEWING

Please get in touch to arrange a viewing.



**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.