

INDUSTRIAL/YARD PREMISES TO LET

3a Nedham Street, Leicester, Leicestershire, LE2 0HD

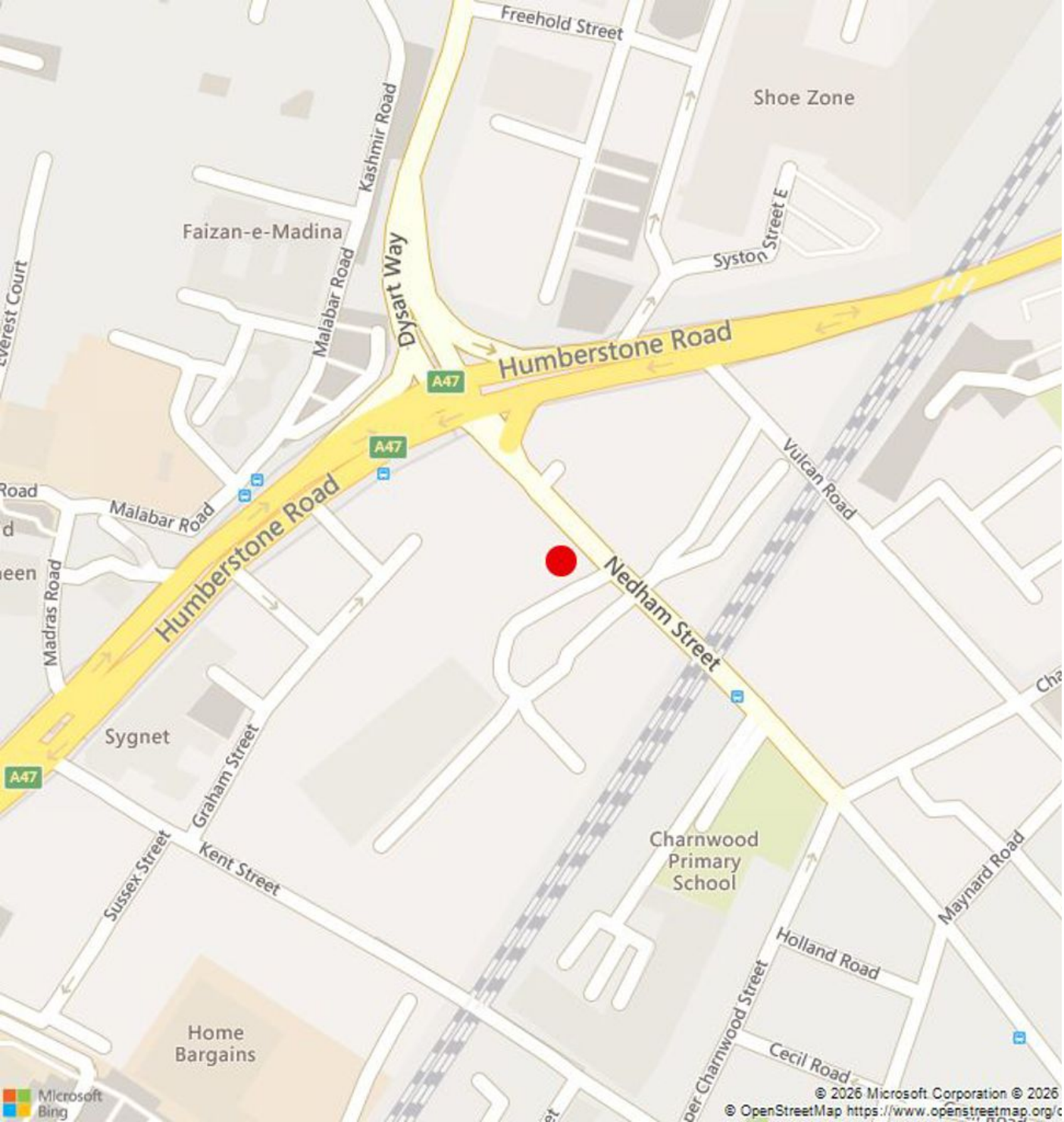


17,939 Sq Ft (1,666.53 Sq M)

£90,000 per annum exclusive

- ▶ Large site area 1.24 acres.
- ▶ Multiple buildings on site.
- ▶ Just off inner ring road and A47.
- ▶ Suitable for a number of occupiers subject to planning.





LOCATION

The property is situated in an established industrial area just off the A47 Humberstone Road, half 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 Needham Street but there is a secondary access off Craddock Street to the A47. The property also benefits from excellent access to ring road which gives access to Leicester as a whole and out to the M1 at Junctions 21/22.

DESCRIPTION

The property consists of 4 buildings located on a 1.24 acres level site. Internally the site is concrete/tarmac hard standing. There are two modern industrial building of portal construction, one being to the middle of the site and one to the rear. Also located on site is an office/ canteen block and an open fronted storage shed. The property benefits from its main access off Nedham Street but there is a secondary access/exit on to Craddock Street which leads directly on to the A47.



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ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Building 1	9,060	841.67
Building 2	4,437	412.2
Open Store	2,431	225.84
Store	525	48.77
Office/Canteen	1,486	138.05
Total	17,939	1,666.53

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

CURRENT RATING ASSESSMENT

All interested parties to contact City of Leicester for further information.

SERVICES

All mains services are connected to the property.

EPC

The property has an Energy Rating of E
The EPC will be valid until 26 June 2029

RENT

£90,000 per annum exclusive

LEASE TERMS

The property is available by way of a new lease for a term of 5 years or longer by negotiation
The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

VAT

VAT is applicable to the rent and charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal cost, but the landlord will seek an undertaking for abortive transactions.

POSSESSION

Upon completion of legal formalities.

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

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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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.