



**TO LET**

# Modern Industrial Unit with Mezzanine

Unit 13B + Saffron Way + Leicester + LE2 6UP



**1,670 Sq Ft**  
(155.1 Sq M)

**£12,000 Per Annum**



**Good location**  
to the outer ring  
road



**Removeable**  
mezzanine



**Three-phase**  
electrics



**Electric roller**  
shutter to front



**Self-contained**  
forecourt



**Available**  
immediately

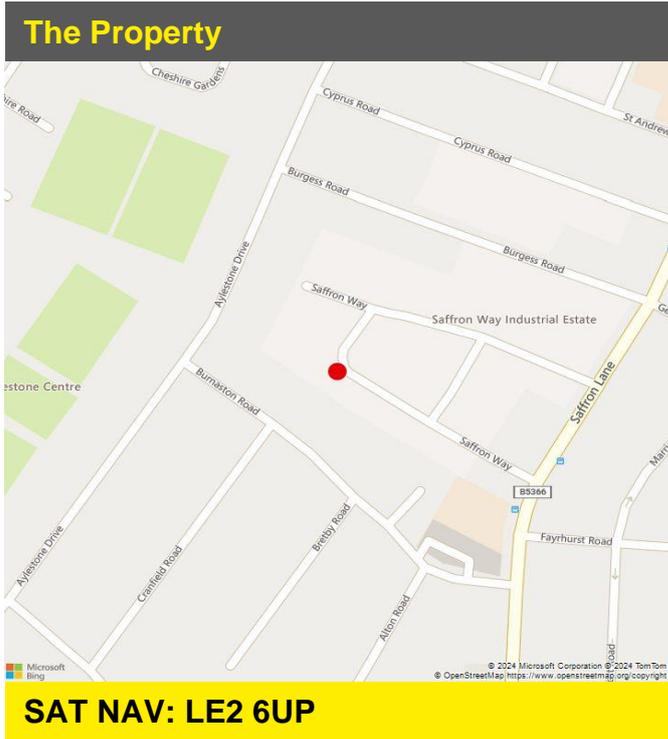


Unit 13B + Saffron Way + Leicester + LE2 6UP

## LOCATION

The premises is located in the Western corner of Saffron Way Industrial Estate, approximately 3.5 miles South of Leicester City Centre.

Access into the estate is provided via Saffron Lane (B5366), a secondary arterial route connecting the City Centre to the A563 outer ring road and the junctions of Glenhills Boulevard and Attlee Way. Junction 21 of the M1/M69 is situated approximately 3 miles to the West.



## DESCRIPTION

The property comprises a modern, steel portal frame warehouse unit under a pitched roof incorporating translucent light panels, with a removeable mezzanine in-situ.

The unit benefits from three-phase electrics, concrete flooring throughout, two climate cooling units, LED lighting, CCTV, alarm system, and a WC.

Current clearance heights beneath the mezzanine equate to 2.7m, however if removed the structure offers a minimum clearance height of 4.2m rising to 6m to the apex.

Loading is provided to the front of the unit via an electric roller shutter door with a width of 2.8m and a height of 3.4m.

Externally the unit benefits from a self-contained forecourt for parking/loading with steel palisade perimeter fencing.

## ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor	860	79.9
Mezzanine	810	75.2
<b>TOTAL</b>	<b>1,670</b>	<b>155.1</b>

## RATING ASSESSMENT

Rateable Value (2023): £5,100  
U.B.R (2023/2024): £0.499  
Est. Rates Payable (2023/2024): £2,545\*

\*Small business should qualify for rates exemption.

Rating information is for guidance purposes only and should not be relied upon.

## ENERGY PERFORMANCE CERT.

A copy is available upon request.

## TERMS

The property is available by way of a new full repairing and insuring Lease for a term to be agreed at an initial rent of **£12,000 Per Annum**.

## VAT

Prices are quoted excluding VAT which is payable at the prevailing rate.

## UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

## Viewing

Strictly by appointment with the sole agent

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