

ANDREW+
ASHWELL



TO LET (MAY SELL)

LARGE INDUSTRIAL PREMISES WITH YARD

35 Rydal Street & 80 Eastern Boulevard + Leicester + LE2 7DS



21,622 Sq Ft
(2,008.8 Sq M)

£70,000 Per Annum



Central location



Two self-contained dwellings with yard



Large open-plan warehouse space



Three-phase electrics to both buildings



Allocated parking for 15+ vehicles



Available June 2024



0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

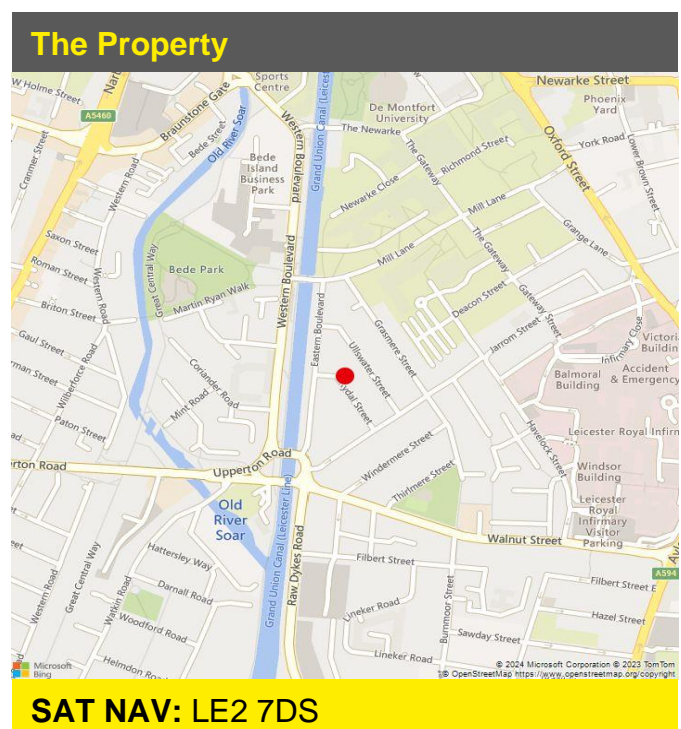


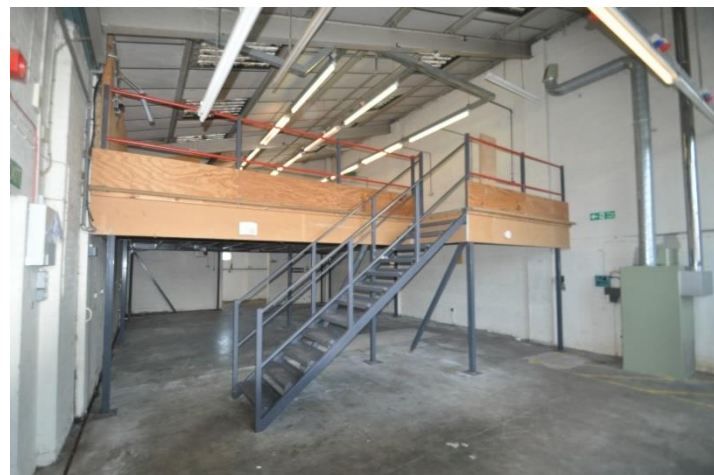
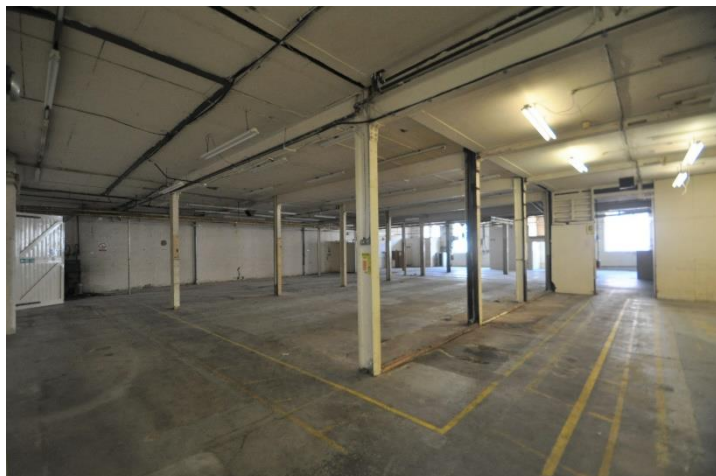
LOCATION

The larger property is located to the eastern side of Rydal Street (also fronting Ullswater Street) close to its junction with Eastern Boulevard, where the smaller property and yard are situated.

Rydal Street links Eastern Boulevard with Jarrom Street, approximately 1 mile South-West of Leicester city centre.

Both the A594 and A5460 trunk roads are within close proximity to the site, with Junction 21 of the M1 / M69 approximately 3 miles to the South-West.





DESCRIPTION

35 Rydal Street, the larger of the two premises, is a mid-terraced, two storey industrial premises of brick and steel construction with the benefit of frontages and loading provision to both Rydal Street and Ullswater Street.

Internally, the property provides two storey offices at the Rydal Street elevation with open-plan ground and first floor production / warehouse space leading through to the Ullswater Street elevation.

80 Eastern Boulevard comprises of a single-storey factory premises constructed in brickwork beneath lean-to roof structures, with self-contained yard adjacent.

Internally, the unit provides production / warehouse accommodation with staff ancillary including a breakout area and WC. The property currently has a mezzanine in-situ (excluded from floor areas) with a manual double access door, fluorescent strip lighting, and three-phase electrics.

Both sites combined extend to approximately 0.42 acres.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
35 Rydal Street (Ground)	9,350	868.6
35 Rydal Street (First)	9,350	868.6
80 Eastern Boulevard	2,922	271.5
TOTAL	21,622	2,008.7



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RATING ASSESSMENT

35 Rydal Street, Leicester

Rateable Value (2023):	£20,250
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£10,105

80 Eastern Boulevard, Leicester

Rateable Value (2023):	£6,400
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£3,194

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

TERMS

A new letting of both sites combined is available for a term to be agreed at an initial rent of **£70,000 Per Annum**.

The Vendor will consider a sale of the freehold of both sites together. Further information is available upon request.

ENERGY PERFORMANCE CERT.

A copy of the EPCs for both premises are available upon request.

VAT

Prices are quoted excluding VAT.

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

Joe Dodd
jpd@andash.co.uk
07541 637 028

Mike Allwood
mra@andash.co.uk
07969 149 386

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