



**TO LET**

# Modern Warehouse / Industrial Unit

21 Charter Street + Leicester + LE1 3UD



**1,402 Sq Ft + Mezzanine  
(417 sq ft)**

**£13,000 per annum**



**Established  
industrial area**



**Modern warehouse /  
industrial unit**



**4.60m eaves  
height**



**Front loading and  
forecourt parking**



**Mezzanine floor  
(417 sq ft)**

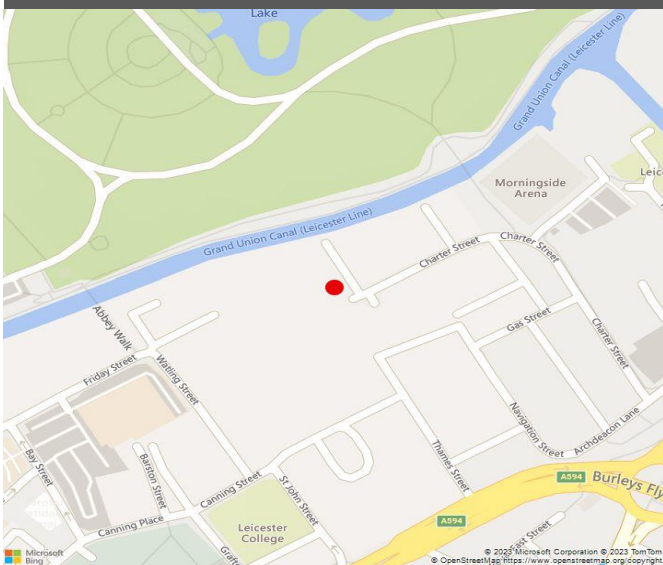


### Location

Charter Street is located adjacent to the A594 Inner Ring Road at Burleys Way and the A607 Belgrave Gate, approximately 1 mile north of the Leicester City centre.

The property is located on a private estate towards the cul-de-sac end of Charter Street within an established industrial environment. The location benefits from being centrally located but with easy access to major road networks.

#### The Property



**SAT NAV: LE1 3UD**

### Description

A modern single storey warehouse / industrial unit located on a private estate off Charter Street.

The building forms an end of terrace unit constructed around a portal steel framework with front access and roller shutter loading off a concrete forecourt.

Internally the unit has a full eaves height of 4.60m with concrete floor throughout and partitioned offices to part. The unit also incorporates a mezzanine floor area which provides additional ancillary storage of 417 sq ft.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	1,402	130.2
Mezzanine	417	38.7
<b>TOTAL</b>	<b>1,819</b>	<b>168.9</b>

### Rating Assessment

Rateable Value (2023): £7,300

The property could benefit from small business rates relief. Rating information is for guidance purposes only.

### Energy Performance Certificate

A copy is available upon request.

### Terms

A new lease is available on an equivalent FRI basis at a passing rental of £13,000 per annum. A separate Service Charge is applicable for the Estate and the current Service Charge for this unit is circa £1,450 pax.

### 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**

**Conrad Gray**  
[csg@andash.co.uk](mailto:csg@andash.co.uk)  
07842 426 936

**Joe Dodd**  
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