



To Let

Two Storey Industrial Unit

+ 4 Dryden Street + Leicester + LE1 3QE



7,384 Sq Ft
(+ mezz 2,416 Sq Ft)

£30,000 per annum exc.



**Inner city
location**



**Roller shutter
door**



**Solid floors
throughout**



Goods lift

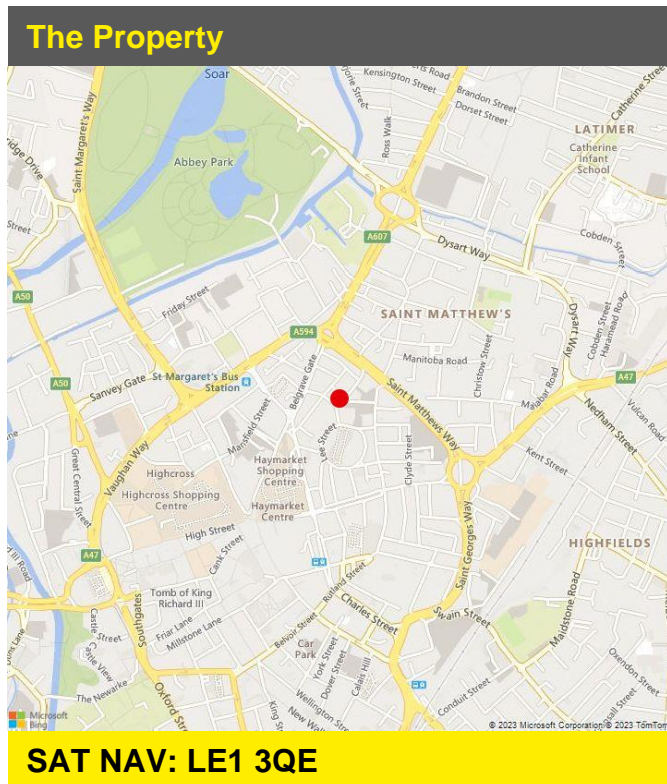


**REDUCED
RENT**



Location

The property is located on Dryden Street, Leicester, at its junction with Old Milton Street. Positioned within an inner city location adjacent to the Inner Ring Road (A594), access throughout the County is good, whilst also being c. 4.5 miles from J21 (M1/M69 intersection).



Description

The property is constructed around a frame structure to two storey height with solid floors throughout. Briefly, the property comprises entrance reception with two mainly open plan floor plates, with the addition of a mezzanine floor. Suspended ceilings with inset LED lighting are installed throughout.

Loading is facilitated off Old Milton Street by way of two roller shutters, including 500kg goods lift allowing for the movement of goods to the first floor. An area within the building has previously been used to park 3 vehicles.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground floor</u> Industrial	4,023	373.7
(Mezzanine)	(2,416)	(224.5)
<u>First floor</u> Industrial	3,361	312.3
TOTAL (exc. mezz)	7,384	686

Rating Assessment

The property currently has three separate rating assessments:

Ground floor: £11,500

Mezzanine: £8,400

First floor: £7,600

Rating information is for reference purposes only.

Energy Performance Certificate

A copy is available upon request.

Terms

The property is available for a period to be agreed on full repairing terms at a rent of **£30,000 per annum exc.**

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

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