



To Let

First Floor Industrial Unit

First Floor Unit 12 Northbridge Works + 11 Storey Street + Leicester + LE3 5GR



1,765 Sq Ft
(164 Sq M)

£6,000 Per Annum



First Floor Unit



**Secure Roller
Shutter**



**Gated
Communal Yard**



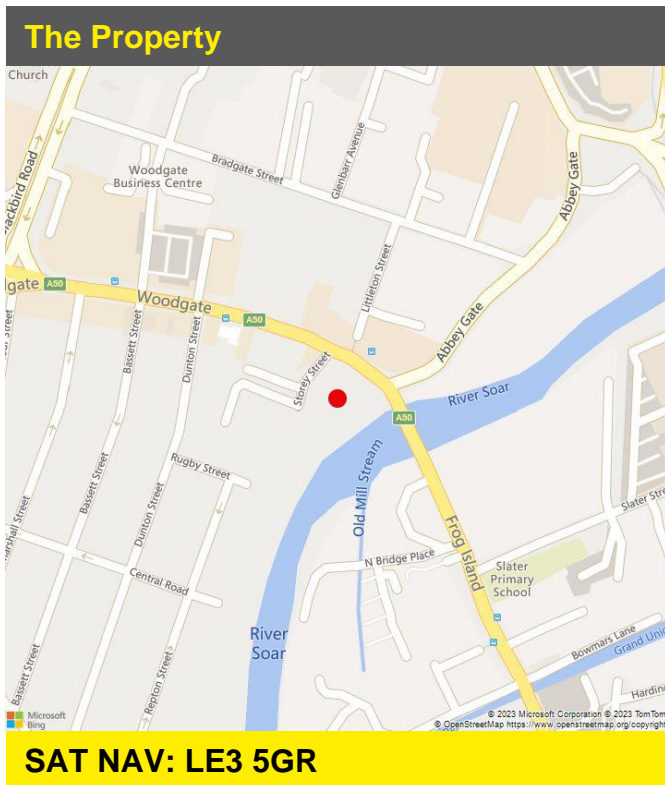
**Immediately
Available**



Location

The premises are situated in the Northbridge Works Industrial Estate off Storey Street in Frog Island in central Leicester, directly off the A50 leading to Blackbird Road.

Access to the A563 is provided approximately 1.4 miles to the North-West, leading to the A46 thereafter via a similar route distance. Junction 21 of the M1 is circa 4.6 miles from the premises.



Description

The first floor of a two-storey industrial unit of traditional brick construction, beneath a flat roof. The property comprises of predominantly open plan accommodation with non-structural partitions in part offering office and staff ancillary including two WCs.

Access is provided via an internal concrete staircase with roller shutter in situ providing additional security.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
First Floor	1,765	164
TOTAL	1,765	164

Rating Assessment

Rateable Value (2023): £5,000
 U.B.R (2023/2024): £0.499
 Est. Rates Payable (2023/2024): £2,495*

*Small businesses may benefit from rates exemption. Rating information is for guidance purposes only and should not be relied upon.

Energy Performance Certificate

A copy is available upon request.

Terms

A new lease is available on internal repairing and insuring terms for a period to be agreed at **£6,000** per annum exc.

VAT

VAT is not applicable on this property.

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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