



To Let

Modern Industrial Premises

29a Pinfold Road + Thurmaston + LEICESTER + LE4 8AT



3,500 Sq Ft

£26,250 per annum



**Established
industrial location**



Adjacent to A46



Front loading



**Two parking
spaces**



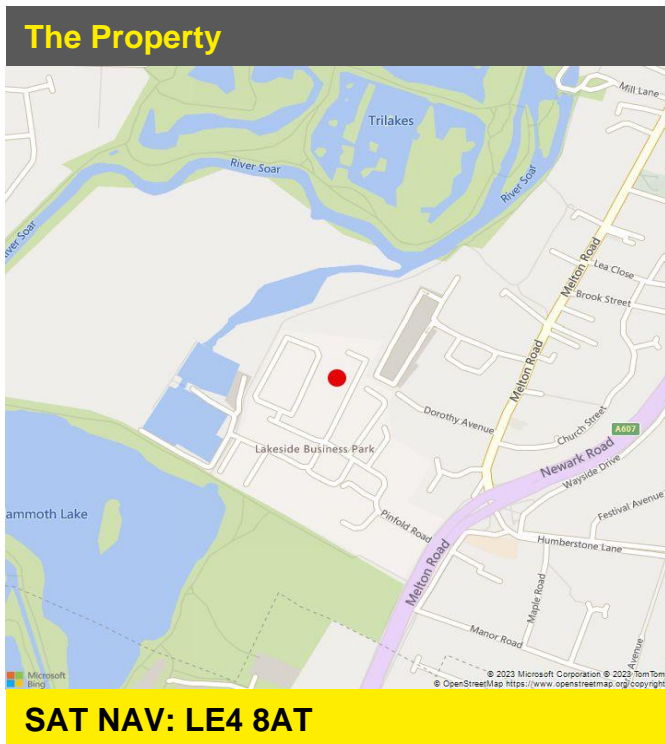
**Min. clearance
height 5.20m**



Location

The property is situated on the established Pinfold Road Industrial Estate, just off the main A46 (Melton Road), approximately 3 miles north of Leicester City Centre.

The location facilitates good access to the outer ring road (A563) as well as the A46 / M1.



Description

An inner terrace single storey industrial / warehouse unit constructed around a portal steel frame with brick and profile metal clad elevations. A front roller shutter loading door serves the unit with 2 parking spaces to the front forecourt area.

Internally the unit has a solid concrete floor throughout with a minimum height of circa 5.20m to the underside of the haunch.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor Industrial / Warehouse	3,500	325.2
TOTAL	3,500	325.2

Rating Assessment

Rateable Value (2023): £18,000

U.B.R (2023/2024): £0.499

Est. Rates Payable (2023/2024): £8,982

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

Energy Performance Certificate

A copy is available upon request.

Terms

The premises are available by way of a new FRI lease at a rental of £26,250 per annum.

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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