



TO LET

Modern Industrial Unit

Unit 3 & 4 + Ashville Way + LEICESTER + LE8 6NU



6,845 to 14,787 Sq Ft

£47,500 to £100,000 per annum



Estate location



Large Forecourt



**4.5m minimum
clearance**



**Two storey
offices**



Good Parking



Front Loading

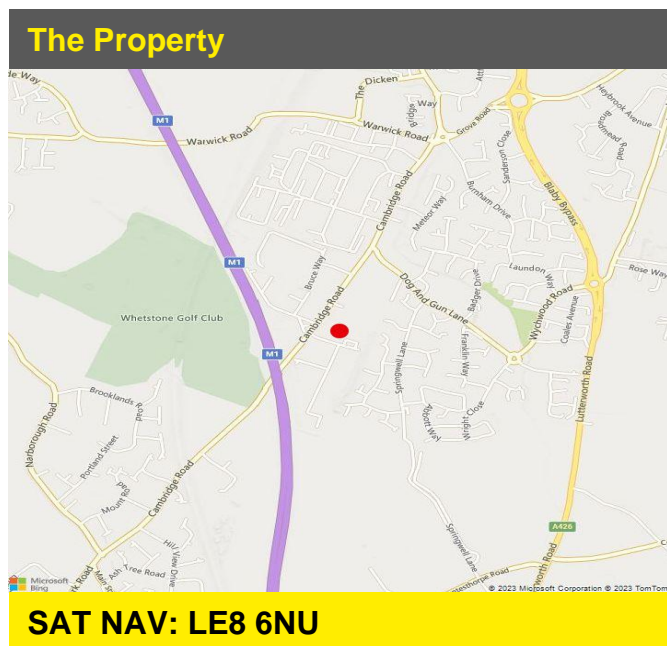


Unit 3 & 4 + Ashville Way + LEICESTER + LE8 6NU

Location

The Ashville Way industrial estate is situated within an established industrial environment within Whetstone, approximately 6 miles south-west of Leicester City Centre and approximately 3 miles south of Junction 21 of the M1/M69.

Ashville Way is accessed off Cambridge Road and the unit is located on the north side of the Estate.



Description

A pair of adjoining single storey industrial units with integral front two storey offices.

Each unit incorporates a single front loading door (5.0m clearance) accessed over a large front forecourt which also provides parking.

The units have a minimum clearance of 4.5m (underside of haunch) whilst the office section houses a ground floor reception with further offices to the first floor levels. At present an opening is in place linking the two units internally.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
<u>Unit 3</u>		
GF & FF Warehouse / Offices	6,854	636.7
<u>Unit 4</u>		
GF & FF Warehouse / Offices	7,936	737.3
TOTAL GIA	14,790	1,374

Rating Assessment

The property currently has a single rating assessment for both units:

Rateable Value (2023): £51,500

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £26,368

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 FRI lease is available on either the whole or individual units at passing rents from £47,500 to £100,000 per annum exclusive.

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

Mike Allwood
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07969 149 386

Kelvin Wilson
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