



To Let

City Centre Industrial Unit

Unit 8 Abbey Business Park + Friday Street + Leicester + LE1 3BW



1,160 Sq Ft
(107.8 Sq M)

£13,000 Per Annum



Self-contained unit



Electric roller shutter to front



City centre location



Prominent frontage to St Margaret's Way (A6)



Internal heights 4.3m – 5.7m



Available immediately

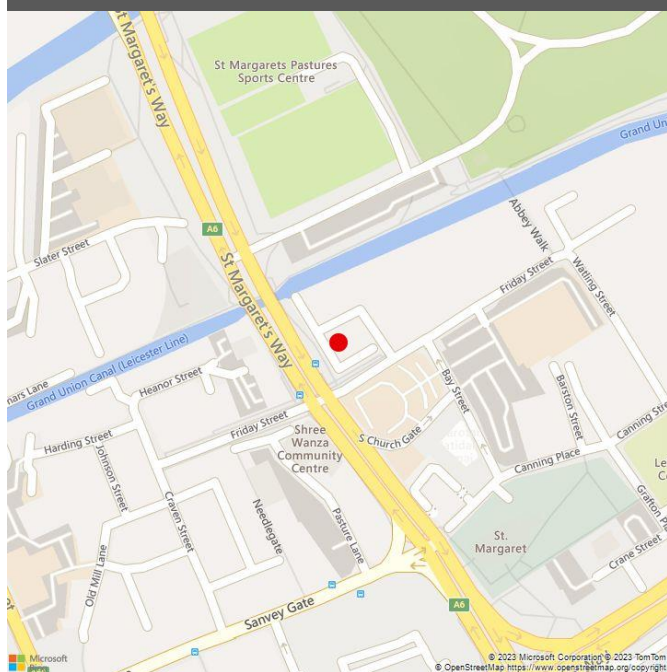


Location

Abbey Business Park is a small business park located in the heart of Leicester City Centre. It is situated on Friday Street, just off St Margaret's Way, a major arterial route in and out of central Leicester.

The business park is within walking distance of Leicester Railway Station, St Margaret's Bus Station, and Highcross Shopping Centre.

The Property



SAT NAV: LE1 3BW

Description

The property comprises a self-contained warehouse with prominent frontage to St Margaret's Way (A6).

The property is built around a single span clear frame with monopitched roof over, offering an internal clearance height ranging from 4.3m – 5.7m. Loading is available to the front of the unit via a full height electric roller shutter door, with separate personal door also to the front forming part of an attractive entrance incorporating high level glazed panels.

Staff ancillary including kitchen and WC is available to the rear. Gas, three-phase electrics, and water are independently connected.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Warehouse	1,089	101.2
Staff Ancillary	71	6.6
TOTAL	1,160	107.8

Rating Assessment

Rateable Value (2023):	£6,000
U.B.R. (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£2,994*

*Small businesses should 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

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of **£13,000 Per Annum exc.**

There is an estate charge applicable in addition to rent, currently payable at **£420.06 + VAT per quarter**. This figure may be subject to change throughout the term.

VAT

Prices are quoted excluding VAT which is payable at the prevailing rate.

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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