



TO LET

Office & Workshop

Offices & Workshop + 20 Radar Road + Leicester + LE3 1UF



13,235 Sq Ft

£100,000 per annum



**Convenient for M1
(J21/J21A), Ring
Road, A47 &
Leicester City
centre**



**Air conditioned
offices**



Modern workshop



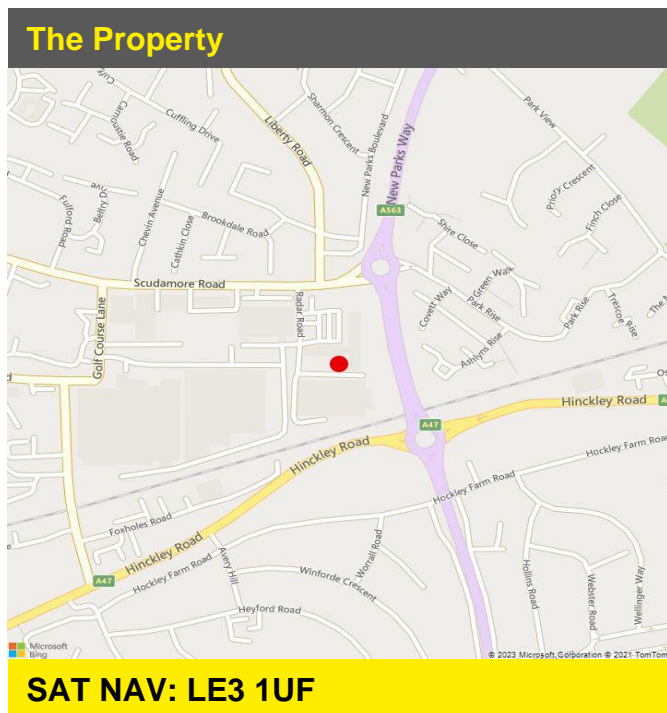
**Secure large car
park**



Location

The Braunstone Frith Estate is located to the West of the A563 Leicester Outer Ring Road, approximately 3 miles west of the Leicester City Centre and just over 1/2 mile from Junctions 21 and 21A of the M1 Motorways.

The proper is located on the east side of Radar Road close to its junctions with Scudamore Road within the eastern part of the estate and adjacent to the main A563 at New Parks Way.



Description

Two storey offices and adjacent modern workshop with front secure large car park.

The office accommodation comprises open plan and cellular air conditioned offices with perimeter trunking, suspended ceiling with inset lighting and carpet floor covering.

The workshop is served by 4 loading doors and has a minimum internal clearance height of 6.5m.

The site is protected by fencing to the Radar Road frontage which leads into a car park with 45 (some tandem) marked parking spaces.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
<u>Ground & First Floor</u> South Wing Offices and ancillary	10,270	954.1
<u>Ground Floor</u> Workshop	2,965	275.5
TOTAL	13,235	1,229.6

Terms

A new equivalent FRI lease is available at a quoting rent of £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.

Rating Assessment

The rateable value for this property is in the process of being reassessed.

Energy Performance Certificate

A copy is available upon request.

Viewing

Strictly by appointment with the sole agent

Mike Allwood
mra@andash.co.uk
07969 149386

Geoff Gibson
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07711 237190

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