

ANDREW+
ASHWELL



TO LET

Warehouse Unit with City Centre Parking

Unit 3 Heanor Street + Leicester + LE1 4DB



3,586 Sq Ft
(333.2 Sq M)

£25,000 Per Annum



**Prominent rear
elevation onto
St Margaret's
Way**



**Three-phase
electrics**



**Electric roller
shutter to front**



**7 city centre car
parking spaces
demised**



**Alarmed
throughout**



**Available
immediately**



0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

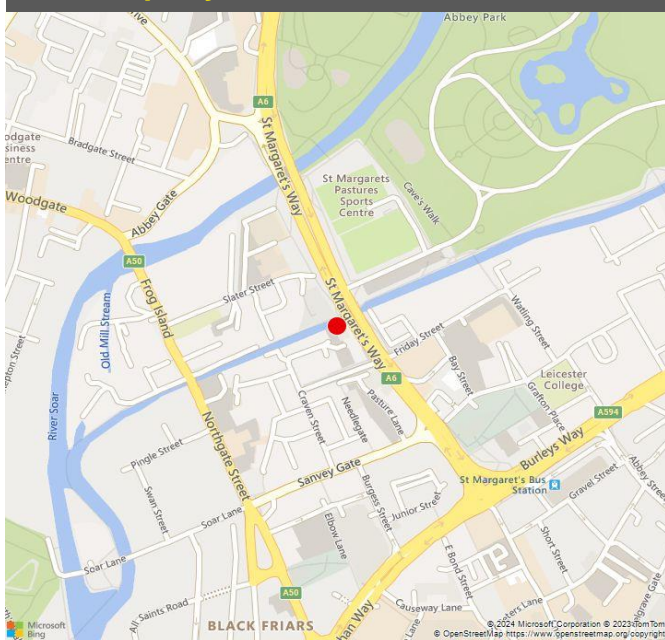
LOCATION

The property occupies a semi-detached position in the north-eastern corner of Heanor Street, which forms part of an established industrial location in central Leicester.

The rear elevation directly overlooks St Margaret's Way, providing opportunity for prominent signage to be placed if required.

Accessed off Craven Street via Sanvey Gate, the unit benefits from good road links providing near immediate access onto the A6 and Inner Ring Road (A594).

The Property



SAT NAV: LE1 4DB

ACCOMMODATION

| DESCRIPTION | SIZE (SQ FT) | SIZE (SQ M) |
|--------------|--------------|--------------|
| Ground Floor | 1,795 | 166.8 |
| First Floor | 1,791 | 166.4 |
| TOTAL | 3,586 | 333.2 |

DESCRIPTION

The property comprises a semi-detached, two storey industrial premises of steel portal frame and brick construction with profile metal cladding over, beneath a pitched roof.

The ground floor offers open-place storage / production space with a ceiling height of circa 2.8m, with loading provided via an electric roller shutter to the front of the unit. Internally the premises offers concrete flooring, fluorescent strip lighting, and gas blower heating.

An internal staircase provides access to the first floor which comprises a mix of open-plan and cellular office accommodation offering suspended ceilings with inset lighting, carpeting throughout, gas central heating, and perimeter trunking.

WCs are provided to both floors, with staff ancillary at first floor level. Car parking is available within the shared yard to the front of the property, with 7 spaces to be demised.

RATING ASSESSMENT

The property is currently split into multiple ratings and will require reassessment following Lease completion.

ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

TERMS

The property is available by way of a new FRI lease for a term to be agreed at a rent of **£25,000 Per Annum** exc.

A service charge is applicable in addition to rent to contribute to the upkeep of the common external areas. Further information available on request.

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

Joe Dodd
jpd@andash.co.uk
07541 637 028

Kelvin Wilson
kww@andash.co.uk
07702 369 280

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in