



TO LET

Modern Industrial Unit

70 Frisby Road + Leicester + LE5 0DN



15,366 Sq Ft
(1,427.6 Sq M)

£75,000 Per Annum



Sought after location



Good local labour pool



Three-phase electrics



Three electric loading doors



Self-contained rear service yard



Available immediately



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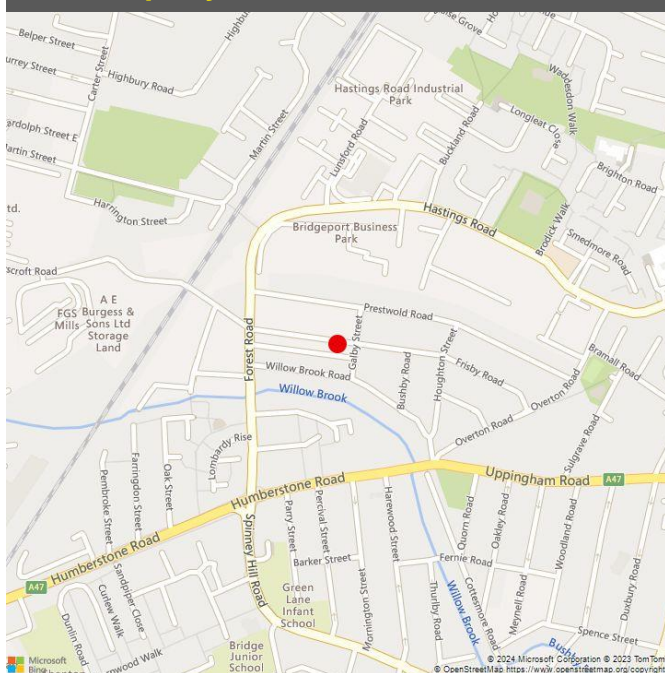
LOCATION

The property is located on the corner of Frisby Road and Galby Street in North-East Leicester, approximately 1.5 miles from Leicester City Centre.

Access to the A47 is available via the Overton Road junction approximately 0.2 miles to the South-East, which in turn provides access to both Leicester City Centre and the outer ring road.

Located within an area of high density housing, access to an immediate local labour pool is good.

The Property



SAT NAV: LE5 0DN

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	7,683	713.8
First Floor	7,683	713.8
TOTAL	15,366	1,427.6

DESCRIPTION

The property comprises a modern, detached, two-storey warehouse unit of brick construction with profile metal cladding over, beneath a pitched roof.

The accommodation incorporates two modern reception areas with access to the first floor via the right-side reception, fitted to a good specification with office / meeting rooms, canteen, and WCs to both floors.

Both levels offer predominantly open-plan production areas with concrete floors throughout, with clearance heights of circa 3m (discounting suspended ceiling). Three electric roller loading doors are in-situ to the ground floor, accessible via a private yard to the rear elevation, with widths of 3m and heights of 3.1m.

The property incorporates three-phase power and is alarmed with electric security shutters fitted to all points of entry. Parking is available within the rear yard.

RATING ASSESSMENT

Rateable Value (2023):	£60,000
U.B.R (2023/2024):	£0.512
Est. Rates Payable (2023/2024):	£30,720

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

ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

TERMS

The premises are available by way of a new FRI lease for a period to be agreed at a rent of **£75,000 Per Annum exc.**

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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