



TO LET

Modern Warehouse and Offices

3 Elland Road + LEICESTER + LE3 1TU



35,991 to 44,285 Sq Ft

£235,000 to £290,000 per annum



**Close to J21 and
J21A of M1**



**Established
Industrial Estate**



6.90m to haunch



**Front and side
offices**



Modern Unit



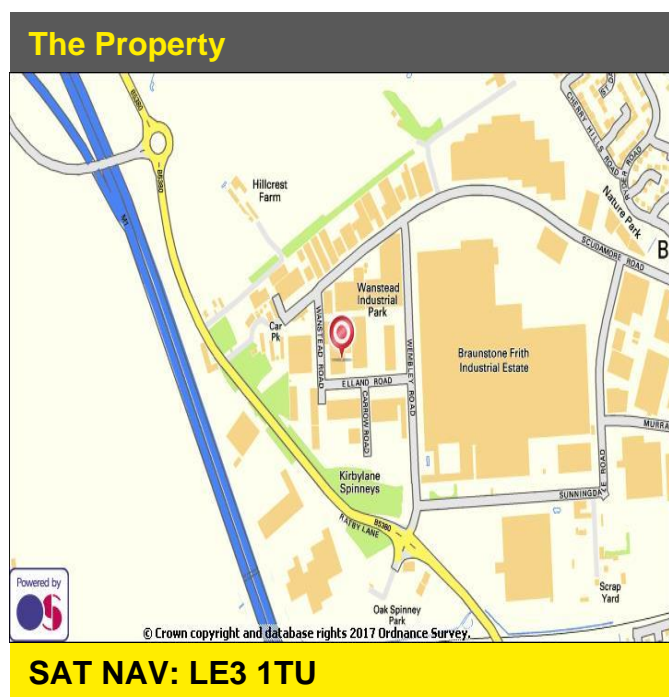
Side Parking



Location

Situated within Braunstone Frith Industrial Estate to the West of the A563 Leicester Outer Ring Road, approximately 3 miles west of Leicester City Centre and close to Junctions 21 and 21A of the M1 Motorway.

The property occupies a corner position with frontages to both Wanstead Road and Elland Road within the western part of the estate.



Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground	39,054	3,628.2
First	5,231	486.0
TOTAL	44,285	4,114.2

Viewing

Strictly by appointment with the sole agent

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Description

A single storey warehouse unit with side two storey offices and a front single storey works office located on a corner site on the Braunstone Frith Industrial Estate.

The main warehouse is to a single bay design with pitched roof and a minimum clearance height of 6.90m. A side section with monopitch roof links into this main warehouse and incorporates a front secure yard / loading area. The property is served by three roller shutter loading doors off Elland Road.

To the front of this warehouse is a small single storey works office whilst to the side is an adjoining two storey office section. The first floor of these offices is mainly open plan and provides modern quality space. Part of the ground floor is open to the main warehouse and forms additional storage.

To the front of the side offices is a car park serving the unit.

Rating Assessment

The property has a current rateable value of £138,000 and this will increase from 1st April 2023 to £162,000.

Energy Performance Certificate

A copy is available upon request.

Terms

A new FRI lease is available at a passing rental of **£290,000 per annum**.

Alternatively, a new lease of the main warehouse and office only (35,991 sq ft) will be considered at a passing rent of **£235,000 per annum**.

VAT

Prices are quoted excluding VAT.

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