

INDUSTRIAL UNITS TO LET

Units 8 - 10, Empire Industrial Estate, Hathaway Close, Leicester, LE4 6BY



2,183 - 6,549 Sq Ft (202.8 - 608.4 Sq M)

Rent: £9.50 Per Sq Ft

- ▶ Available as a whole or in part
- ▶ Modern industrial units
- ▶ New lease
- ▶ 7m minimum eaves height

LOCATION

Empire Industrial Estate is on Hathaway Close just off Catherine Street approximately 1 mile north east of Leicester city centre.

The Estate is conveniently situated with access to all parts of the City with easy access to the A47 and the Inner Ring Road (A594) via Dysart Way.

DESCRIPTION

The property comprises 3 modern industrial units of steel portal frame construction with full height profile cladding. Each property offers an electrically operated loading up and over loading door, 3 phase power, w/c provision and an eaves height of 7m.

There are a total of 9 car parking spaces and generous visitor car parking.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Unit 8	2,183	202.8
Unit 9	2,183	202.8
Unit 10	2,183	202.8
Total	6,549	608.4

All areas are quoted in accordance with the RICS Code of Measuring Practice.

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : Units 8 & 9 - £21,750
Unit 10 £12,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

The EPC Rating is to be confirmed.

RENT

The property is available as a whole or in part.
£9.50 per sq.ft.

POSSESSION

Upon completion of legal formalities.

SERVICE CHARGE

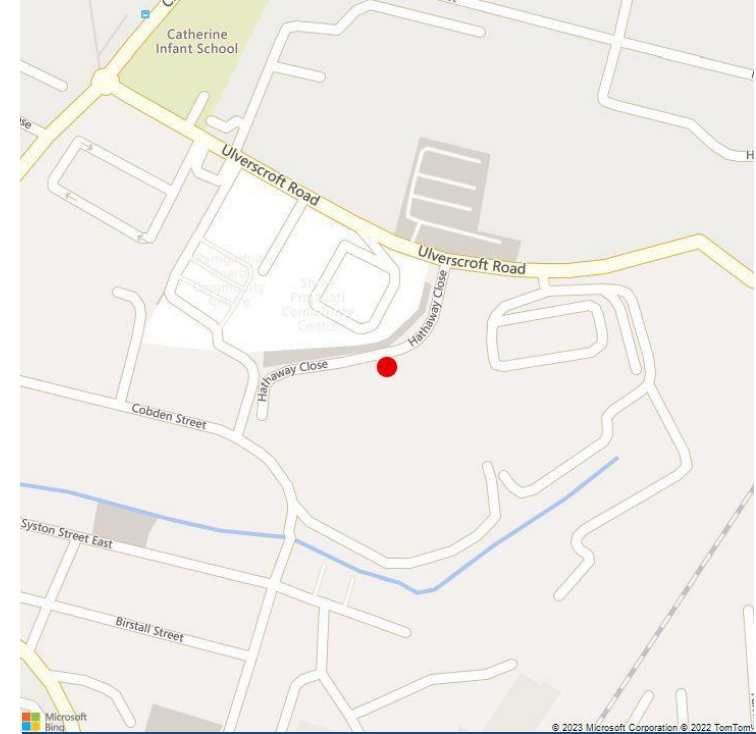
There is a service charge applicable in respect of the upkeep and maintenance of the common parts of the estate.

Further information can be obtained from the Agent.

PLANNING

The Estate benefits from Use Class E (previously Use Class B1(c)) of the Town and County Planning (Use Classes) (Amendment) (England) Regulations 2020.

Other uses will be considered subject to planning.



VIEWING

Please get in touch to arrange a viewing.



Will Shattock
wjs@apbleicester.co.uk
0116 254 0382



Reg Pollock
rp@apbleicester.co.uk
0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.