

# STORAGE PREMISES **TO LET**

Unit 5, 92-94 Gipsy Lane, Leicester, Leicestershire, LE4 6RE



**1,889 Sq Ft (175.49 Sq M)**

**£15,000 Per Annum Exclusive**

- ▶ Self contained warehouse premises
- ▶ Prominent road frontage
- ▶ Suitable for a variety of uses (no motor trade)
- ▶ Parking facilities

## LOCATION

The storage premises is situated on Gipsy Lane, midway between Catherine Street and Melton Road. Leicester City Centre is situated approximately 1.5 miles to the east and there is easy access to the Outer Ring Road (A563) providing good connectivity with the motorway network.

## DESCRIPTION

The storage premises comprises a self-contained warehouse/industrial unit of solid brick construction under a pitched roof with insulated cladding panels incorporating translucent roof lights.

Internally the property is accessed via double concertina loading doors and provides a clear span production/warehouse space with concrete floor throughout.

The property benefits from 4 car parking spaces.

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £8,900

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

## EPC

Energy Rating to be confirmed.

## RENT

£15,000 per annum exclusive.

## LEASE TERMS

The unit is available to let on flexible lease terms.

## VAT

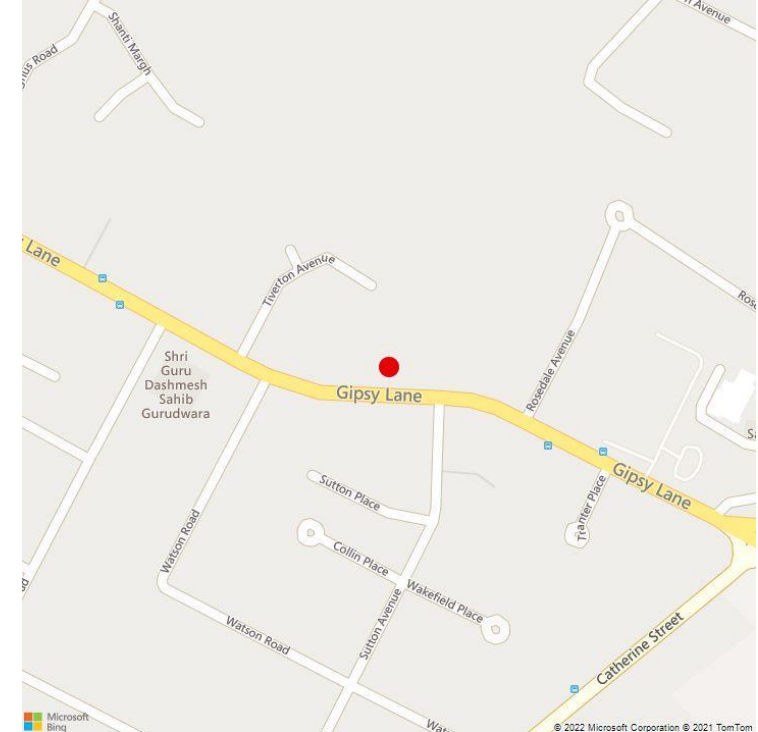
It is understood that VAT is not payable on rents.

## POSSESSION

The property is available from from 1st September 2023.

## SERVICE CHARGE

There will be a service charge payable for communal parts and mains services. Further details are available on request.



## VIEWING

Please get in touch to arrange a viewing.



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### 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.