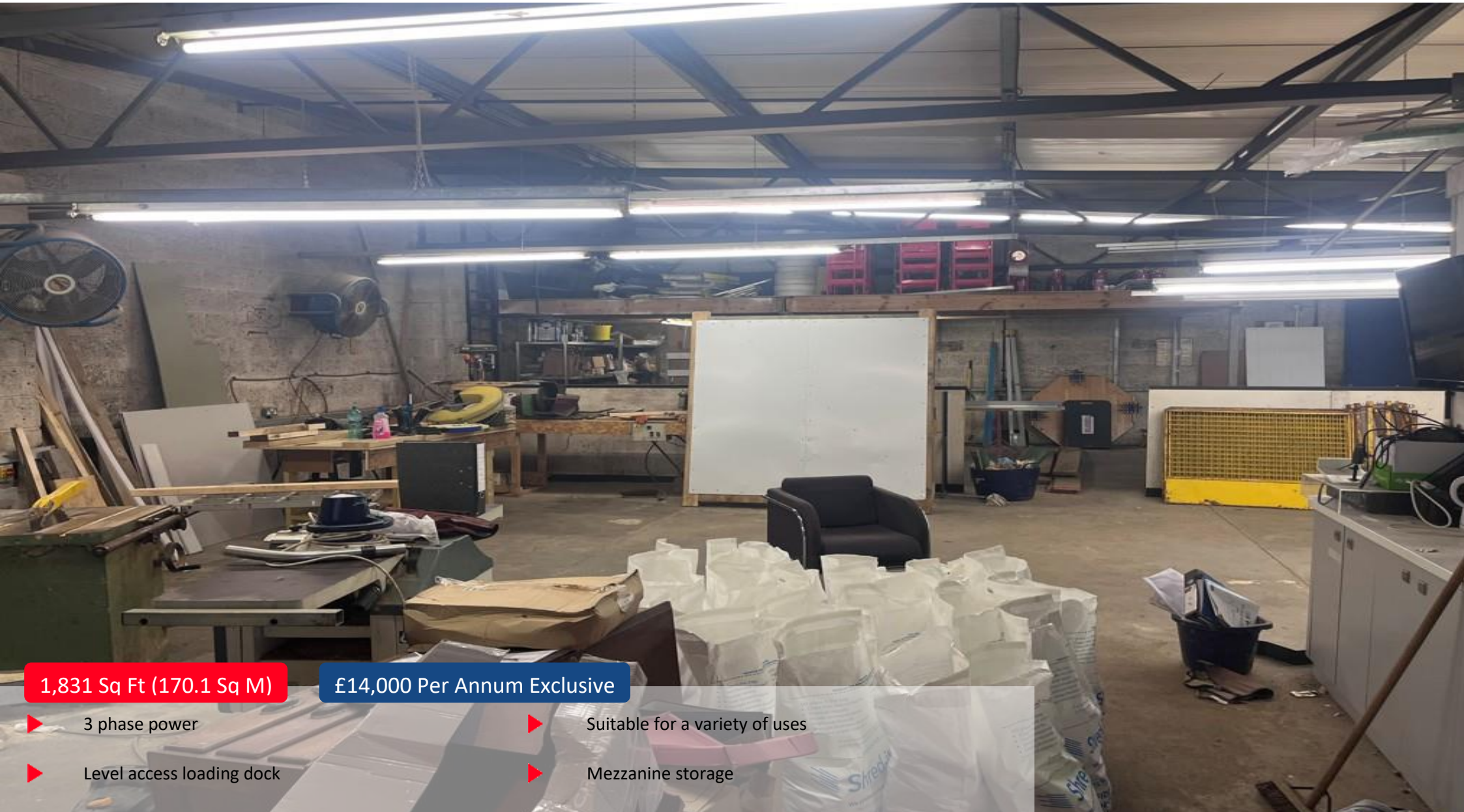


INDUSTRIAL/WORKSHOP PREMISES TO LET

Former Joiners Shop, Rear Of 111 Barkby Road, Leicester, Leicestershire, LE4 9LG



1,831 Sq Ft (170.1 Sq M)

£14,000 Per Annum Exclusive

- ▶ 3 phase power
- ▶ Level access loading dock
- ▶ Suitable for a variety of uses
- ▶ Mezzanine storage

LOCATION

The property is situated at the rear of Barkby Road, approximately 3 miles north of Leicester City Centre with easy access to the outer ring road.

DESCRIPTION

A modern brick built industrial unit, featuring clear production space accessed via a roller shutter door. The unit benefits from kitchen and toilet facilities, 3 phase power and dock level access loading.

There is 2 designated car parking spaces.

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £12,750

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

LEASE TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

EPC

Energy Rating to be confirmed.

RENT

£14,000 per annum exclusive.

LEASE TERMS

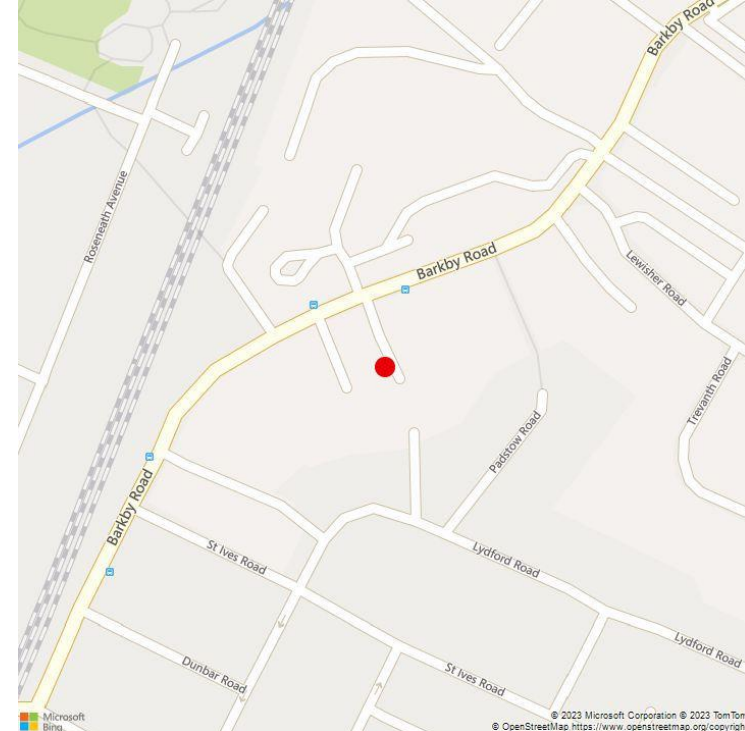
The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

POSSESSION

Upon completion of legal formalities.



VIEWING

Please get in touch to arrange a viewing.



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



Will Shattock
wjs@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.