

# MODERN INDUSTRIAL UNIT TO LET

Unit C3 Enterprise Centre, Optimus Point, Optimus Way, Leicester, LE3 8JS

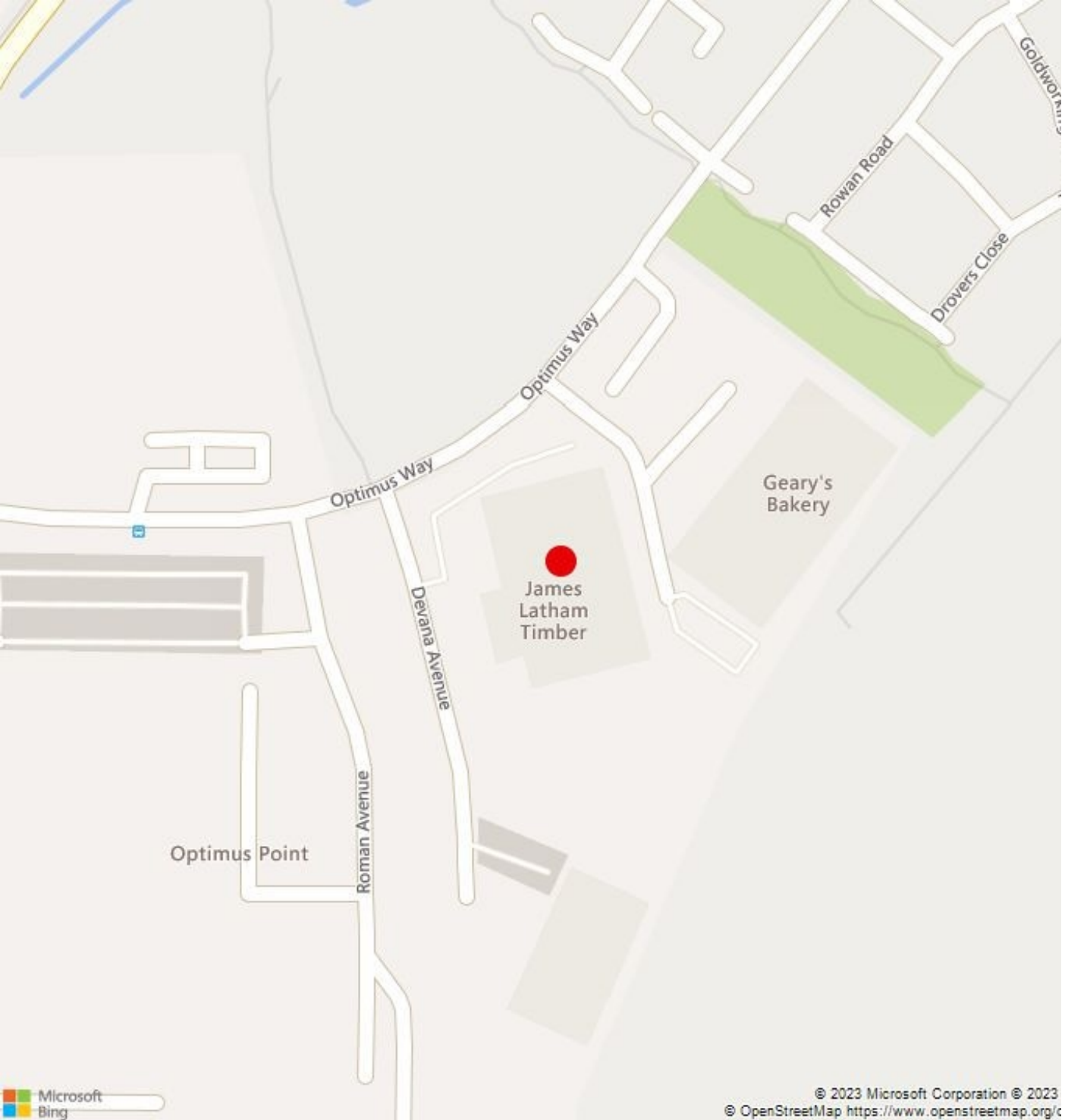


1,800 Sq Ft (167.22 Sq M)

£18,000 per annum exclusive

- ▶ Immediate access to the M1 (J21a)
- ▶ Premier 65 acre Logistics Park
- ▶ Ideal for a variety of uses
- ▶ Ready for immediate occupation





## LOCATION

The Enterprise Centre is situated within the centre of Optimus Point, a prime commercial development site located strategically adjacent to Junction 21 of the M1 motorway and A46 dual carriageway.

With direct access to the main road, the site is just north of Leicester City Centre and provides excellent access to Leicester and the surrounds.

## DESCRIPTION

Newly constructed terrace of 7 industrial units of conventional portal frame construction with insulation cladding systems under a mono pitched roof.

Unit C3 benefits from a haunch height of 6m and provides clear space internally with a mezzanine floor above and benefits from a roller shutter door access.

The level access doors have a clear height opening size of 2.7m wide x 3m high.

The units benefits from allocated parking spaces together with a communal yard with ample manoeuvrability for delivery vehicles.

A w/c and kitchenette is also provided.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	1,300	120.77
Mezzanine	500	46.45
<b>Total</b>	<b>1,800</b>	<b>167.22</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £10,750

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

## SERVICES

The property benefit from all mains services, to include gas, electricity, water and drainage.

There will be a service and management charge applicable for the maintenance of the communal areas of the estate.

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 21 November 2033.

## RENT

£18,000 per annum exclusive.

## VAT

It is understood that the property is not elected for VAT.

## LEGAL COSTS

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

## SERVICE CHARGE

There will be a service/management charge applicable for the maintenance of the communal parts.

## PLANNING

The unit benefits from Class E (commercial, business and services), B2 (general industrial) and B8 (storage and distribution) of the Town & Country Planning (Use Class) Order 1987.

Motor trade uses are prohibited.

## 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.