

INDUSTRIAL/WAREHOUSE PREMISES **TO LET**

Unit 1, 92-94 Gipsy Lane, Leicester, Leicestershire, LE4 6RE



11,030 Sq Ft (1,024.69 Sq M)

Rent: £71,695 per annum exclusive

- ▶ Self contained warehouse accommodation
- ▶ Parking facilities
- ▶ Manually operated roller shutter
- ▶ Suitable for a variety of uses

LOCATION

The property 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 property comprises a self-contained warehouse / industrial unit of brick and block construction under and insulated steel-clad roof with north facing roof lights. The warehouse is accessed via both a manually operated roller shutter loading door from the western elevation of the property along with a personnel door along the eastern elevation.

Internally there is open plan warehouse accommodation with 3no. offices, staff canteen and male and female w/c accommodation. Externally there is designated car parking within a shared loading perimeter loading yard.

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value : The property is yet to be assessed.

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

RENT

£71,695 per annum exclusive.

VAT

It is understood that VAT is payable on the rent.

LEASE TERMS

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed.

LEASE TERMS

An ad-hoc service charge will be payable in respect of the upkeep and maintenance of the exterior of the property and any common parts.

SERVICES

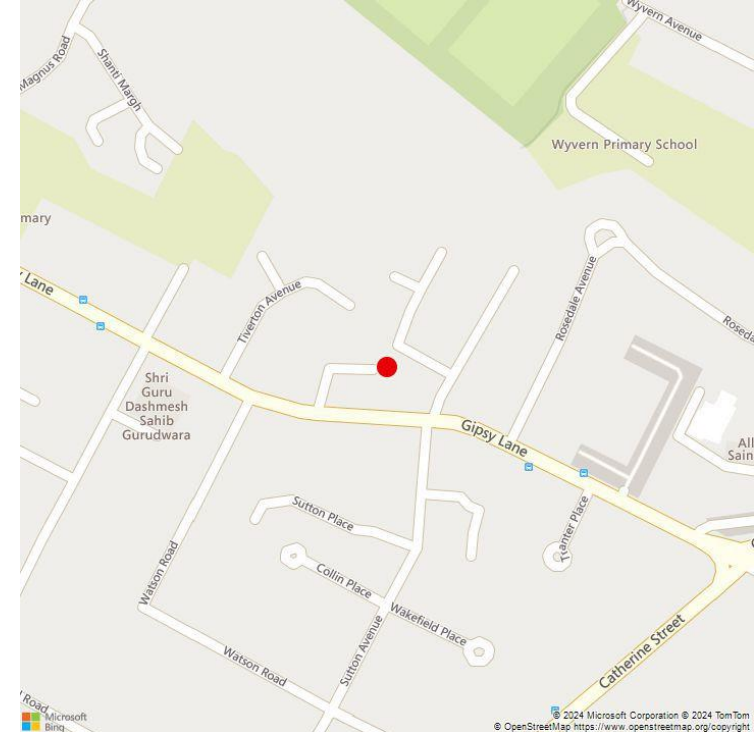
It is understood that the property benefits from all mains services.

EPC

To be assessed.

POSSESSION

The property is available from 1st February 2025 and upon completion of legal formalities.



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.