INDUSTRIAL/WAREHOUSE PREMISES **TO LET**

Unit 1, Queniborough Industrial Estate, Melton Road, Queniborough, LE7 3FP

APB
PROPERTY CONSULTANTS

1,666 Sq Ft (154.77 Sq M)

Rent: £13,250 per annum exclusive (may sell - price on application)

▶ Established Industrial Estate location

▶ Secure yard with palisade fencing

▶ Roller shutter access and three phase electrics

▶ Excellent access to Queniborough, Syston and surrounding areas

LOCATION

The premises are located on the Queniborough Industrial Estate, off Melton Road. Queniborough is approximately three quarters of a mile north west of Syston town centre.

Melton Road gives excellent access out to the A46 and also Leicester City Centre is approximately 7 miles.

DESCRIPTION

The premises comprises of a single storey industrial unit benefiting from three phase power, roller shutter access and strip lights.

The property also benefits from secure yard area to the front with palisade fencing and double gates.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Unit 1	1,666	154.77
Total	1,666	154.77

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value: £9,300

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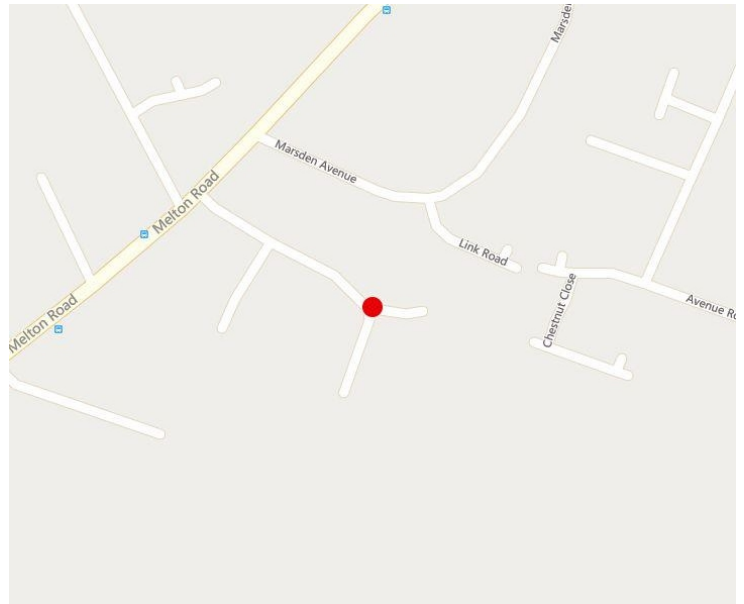
SERVICES

Mains electricity, water and drainage are connected to the property.

EPC

The property has an Energy Rating of D.
The EPC will be valid until 21 January 2030.

PLANNING

We understand that the property benefits from Class E - commercial, business & service (formally B1) of the Town & Country Planning Uses Order 1987.

PRICE

May Sell - price on application.

RENT

£13,250 per annum exclusive.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a number of years to be confirmed.

VAT

VAT is not payable on the rent.

LEGAL COSTS

Each party to pay their own legal costs in relation to this transaction.

VIEWING

Please get in touch to arrange a viewing.

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