

# INDUSTRIAL/WAREHOUSE PREMISES TO LET

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



1,666 Sq Ft (154.77 Sq M)

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

- ▶ Established Industrial Estate location
- ▶ Roller shutter access and three phase electrics
- ▶ Secure yard with palisade fencing
- ▶ 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
<b>Total</b>	<b>1,666</b>	<b>154.77</b>

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

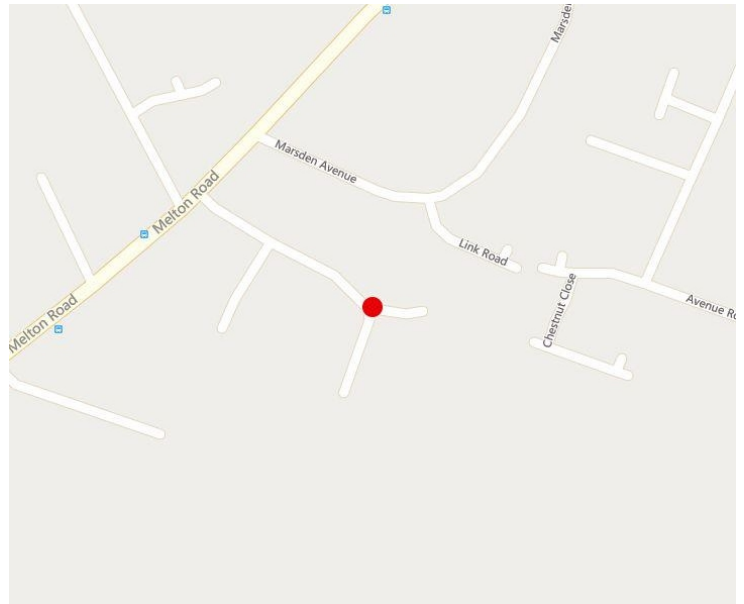
Mains electricity, water and drainage are connected to the property.

## 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.



**Will Shattock**

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0116 254 0382



**Reg Pollock**

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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.