

# INDUSTRIAL/WAREHOUSE PREMISES TO LET

14 Lunsford Road, Leicester, Leicestershire, LE5 0HJ



5,805 Sq Ft (539.28 Sq M)

£40,000 per annum exclusive

- ▶ Established industrial location
- ▶ Up to 10 car parking spaces
- ▶ Designated loading bay
- ▶ Suitable for a variety of uses

## LOCATION

The property is situated on Lunsford Road, Leicester, an established industrial location off Hastings Road approximately 1.5 miles north east of the city centre.

There is easy access to the Outer Ring Road (A563) providing good connectivity with the motorway network.

## DESCRIPTION

The property comprises a semi-detached industrial building of portal frame, brick and block construction under an insulated clad roof incorporating roof lights.

There is a two-storey reception and office element at the front of the property with kitchen and w/c facilities. To the rear is the warehouse accommodation which has approximately 3m internal eaves height. The warehouse has been fitted with a substantial mezzanine floor to provide additional storage space. To the rear of the warehouse is a designated loading bay with an electric roller shutter loading door.

Externally, the property benefits from up to 10 car parking spaces.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	5,805	539.28
Mezzanine	4,699	436.54
<b>Total</b>	<b>5,805</b>	<b>539.28</b>

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

## CURRENT RATING ASSESSMENT

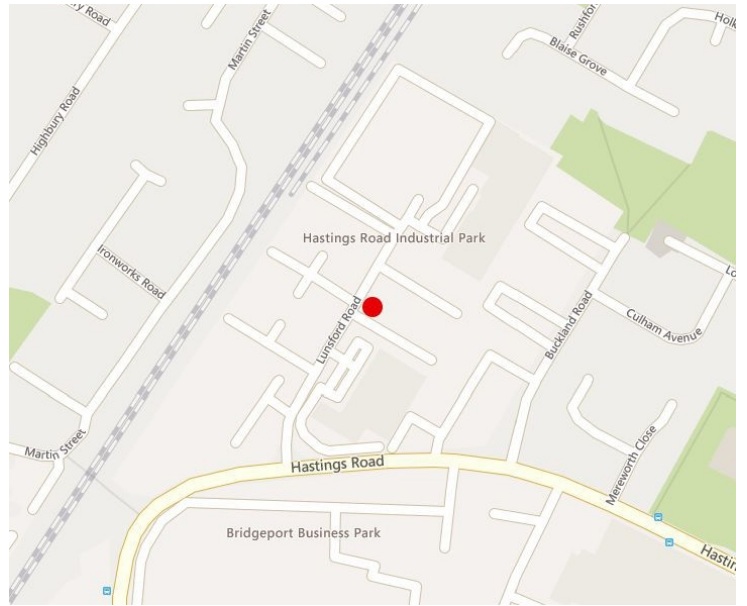
The property is subject to various rating assessments and we advise applicants to make their own enquiries. Alternatively details can be obtained from the Agent.

## SERVICES

The property benefits from all mains services, to include gas, electricity (3-phase), water and drainage.

## EPC

The Energy Rating is to be reassessed.  
The previous rating (expired in October 2022) was D-81.



## RENT

£40,000 per annum exclusive

## VAT

We understand that VAT is not payable on rents.

## LEASE TERMS

The property is available by way of the new Full Repairing and Insuring lease for a term of years to be agreed.

## POSSESSION

The property is available from June 2025.

## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

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**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.