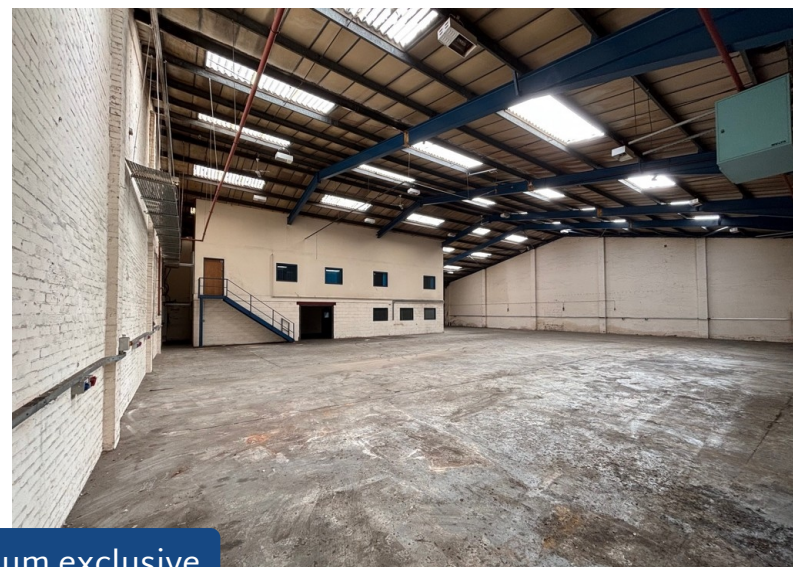


MODERN WAREHOUSE ACCOMMODATION TO LET

9 New Star Road, Leicester, Leicestershire, LE4 9JD



11,547 Sq Ft (1,072.72 Sq M)

£75,000 per annum exclusive

- ▶ Situated in popular industrial estate
- ▶ Located on Leicester's Outer Ring Road
- ▶ 5.8m eaves
- ▶ New lease available

LOCATION

The building is situated on New Star Road, which is located just off Thurmaston Lane which is located approximately 3 miles north of Leicester city centre, within a long established commercial and industrial area. The building is located just off the A563 (Outer Ring Road) and offers excellent access to Junction 21/22 of the M1 motorway, the A46 and A6 to the north.

DESCRIPTION

The accommodation provides:-

- * 2 storey office accommodation
- * Roller shutter access
- * 5.8 metre eaves (8m to apex)
- * 3 Phase power
- * Main gas
- * Clear span production area

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
9 New Star Road	11,547	1,072.72
Total	11,547	1,072.72

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value : £42,750

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

SERVICES

All mains services are connected to the property.

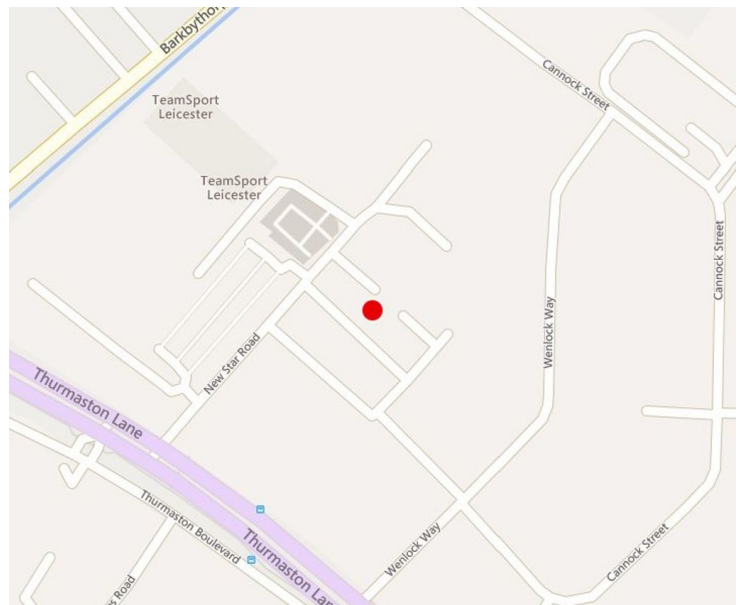
EPC

The property has an Energy Rating of D.

The EPC will be valid until 20 June 2028.

TENURE

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



RENT

£75,000 per annum exclusive.

VAT

We understand that VAT will be applicable on the rent.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk

0116 254 0382

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.