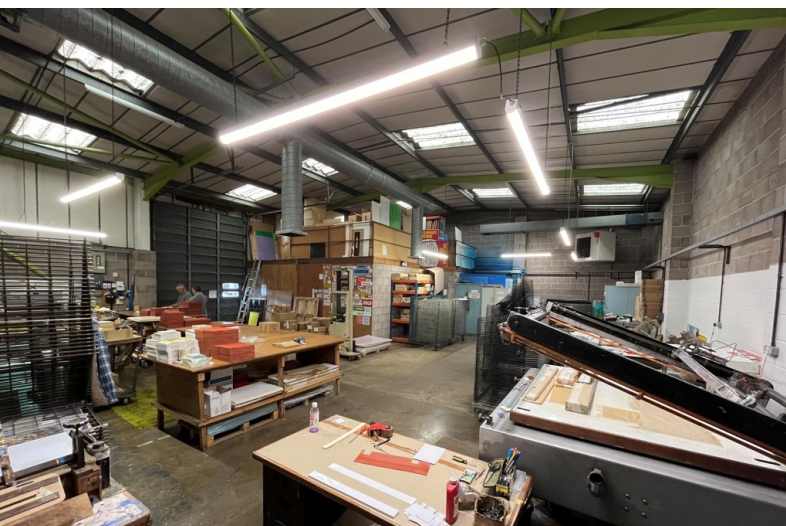


WORKSHOP/WAREHOUSE UNIT TO LET

Unit 14, The Beaver Centre, Putney Road West, Leicester, LE2 7TD



2,101 Sq Ft (195.18 Sq M)

£20,000 per annum exclusive

- ▶ Popular trading estate
- ▶ Forecourt parking
- ▶ Good city centre/motorway access
- ▶ Full CCTV site security

LOCATION

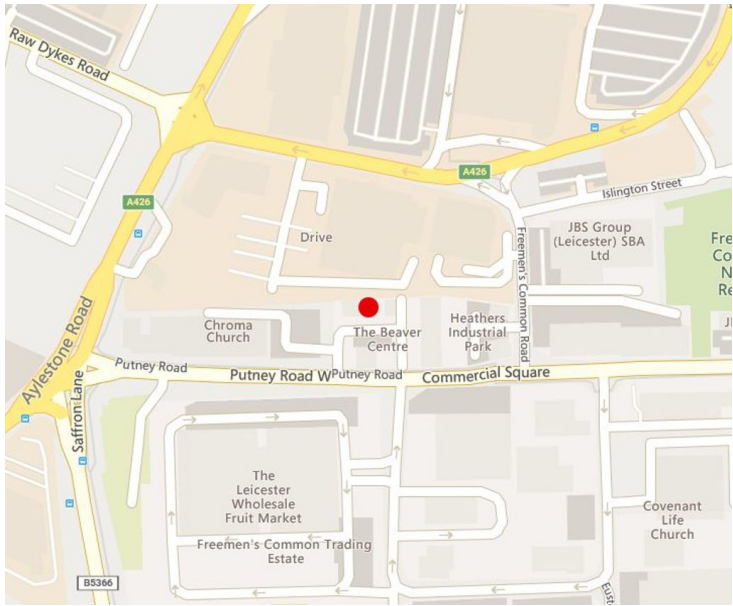
The Beaver Centre is a self-contained Trading Estate in Freemans Common located between Aylestone Road (A426) and Welford Road (A5119) approximately 1 mile south of Leicester city centre.

Access to the Beaver Centre has been subject to recent highway improvements and can now be accessed from Saffron Lane and Aylestone Road.

DESCRIPTION

The property comprises an end of terrace single storey industrial unit providing clear span production/warehouse space with a minimum eaves height of approximately 4m. The property is of brick and concrete block design surmounted by asbestos clad roofing, incorporating roof lights. The unit benefits from a front-loading door, 3no. offices / stores, kitchen and w/c facilities.

There is forecourt loading and parking area.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Unit 14	2,101	195.18
Total	2,101	195.18

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £13,500

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

SERVICES

Mains water, electricity (3 phase) and gas are connected to the property.

EPC

The property has an Energy Rating of D-94.
The EPC will be valid until 06 July 2033.

PLANNING

We understand that the existing permitted use is light industrial within Use Class E (formerly B1) and Use Class B8.

RENT

£20,000 per annum exclusive.

LEASE TERMS

The property is available to let on Full Repairing and Insuring lease terms for a period of years to be agreed, incorporating rent reviews at each third year.

A service charge will be payable in respect of the maintenance of the common areas and the Estate Road.

VAT

It is understood that VAT is payable on rents.

POSSESSION

The property will be available from 29 September 2025 and 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.



Will Shattock
wjs@apbleicester.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.