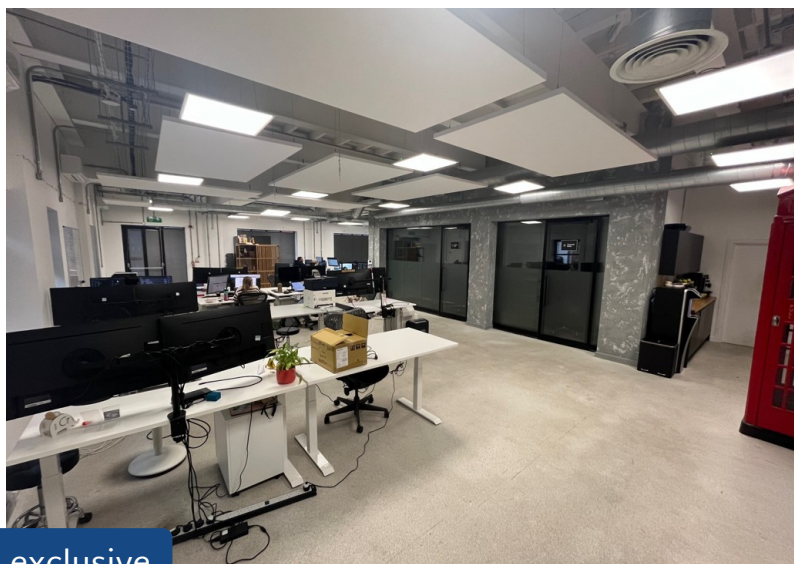
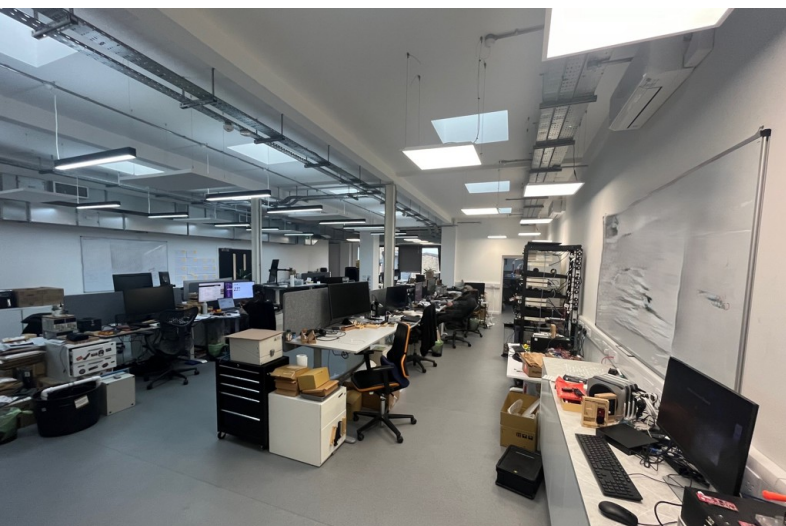


HYBRID INDUSTRIAL PROPERTY TO LET

70 Commercial Square, Leicester, Leicestershire, LE2 7SR



5,764 Sq Ft (535.48 Sq M)

£50,000 per annum exclusive

- ▶ Prominent position in close to Leicester's principal trading estate.
- ▶ Suitable for a variety of uses.
- ▶ Modern hybrid workspace.
- ▶ New lease available.

LOCATION

The property occupies a prominent position fronting Commercial Square, which forms part of the Freemans Common employment area approximately 1.5 miles south of Leicester city centre via the A594 Welford Road or Aylestone Road.

The property is located in close proximity to Freeman's Common Industrial Estate, which is Leicester's principal trading estate with occupiers including, Toolstation, Screwfix, Howdens and Dulux Decorator Centre.

DESCRIPTION

The property comprises a 2-storey industrial building, which has been subject to substantial investment by the previous occupier to provide flexible, hybrid workspace, suitable for a variety of uses and occupiers.

The ground floor comprises generally open plan workspace with 2no. private office / meeting rooms which benefits from good natural light. There are kitchen and w/c facilities.

The first floor offers further kitchen / break out space along with another private office.

Externally, the property benefits from a roof terrace, along with a patio / decking area which could be adapted to provide a loading bay with roller shutter access to the ground floor.

The Property has 6 Car park spaces



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	5,034	467.66
First Floor	730	67.82
Total	5,764	535.48

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

CURRENT RATING ASSESSMENT

The rating assessment is to be confirmed. 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.

The property has a heating and cooling air conditioning system.

EPC

The property has an Energy Performance Rating of E-117.

The EPC will be valid until 16th January 2031.

POSSESSION

The property is available from June 2025 and upon completion of legal formalities.

ANTI MONEY LAUNDERING

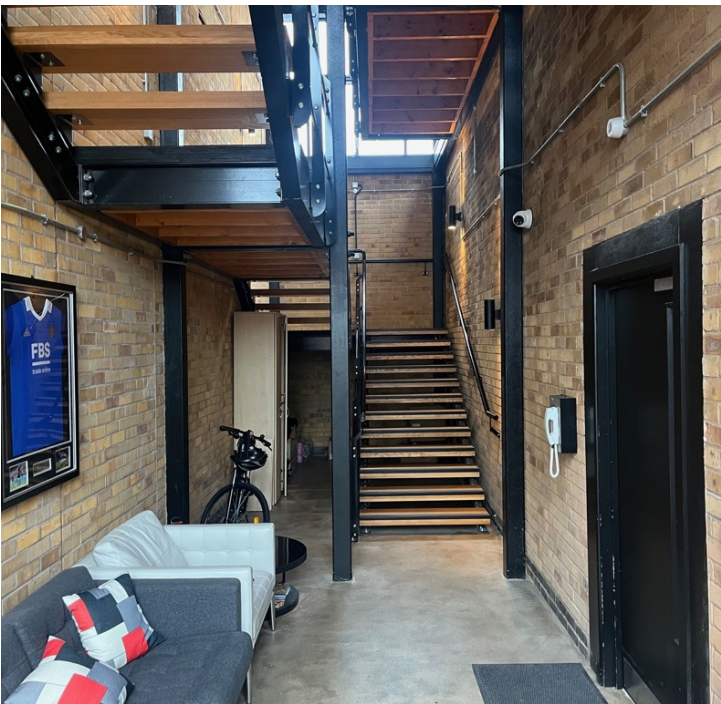
In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

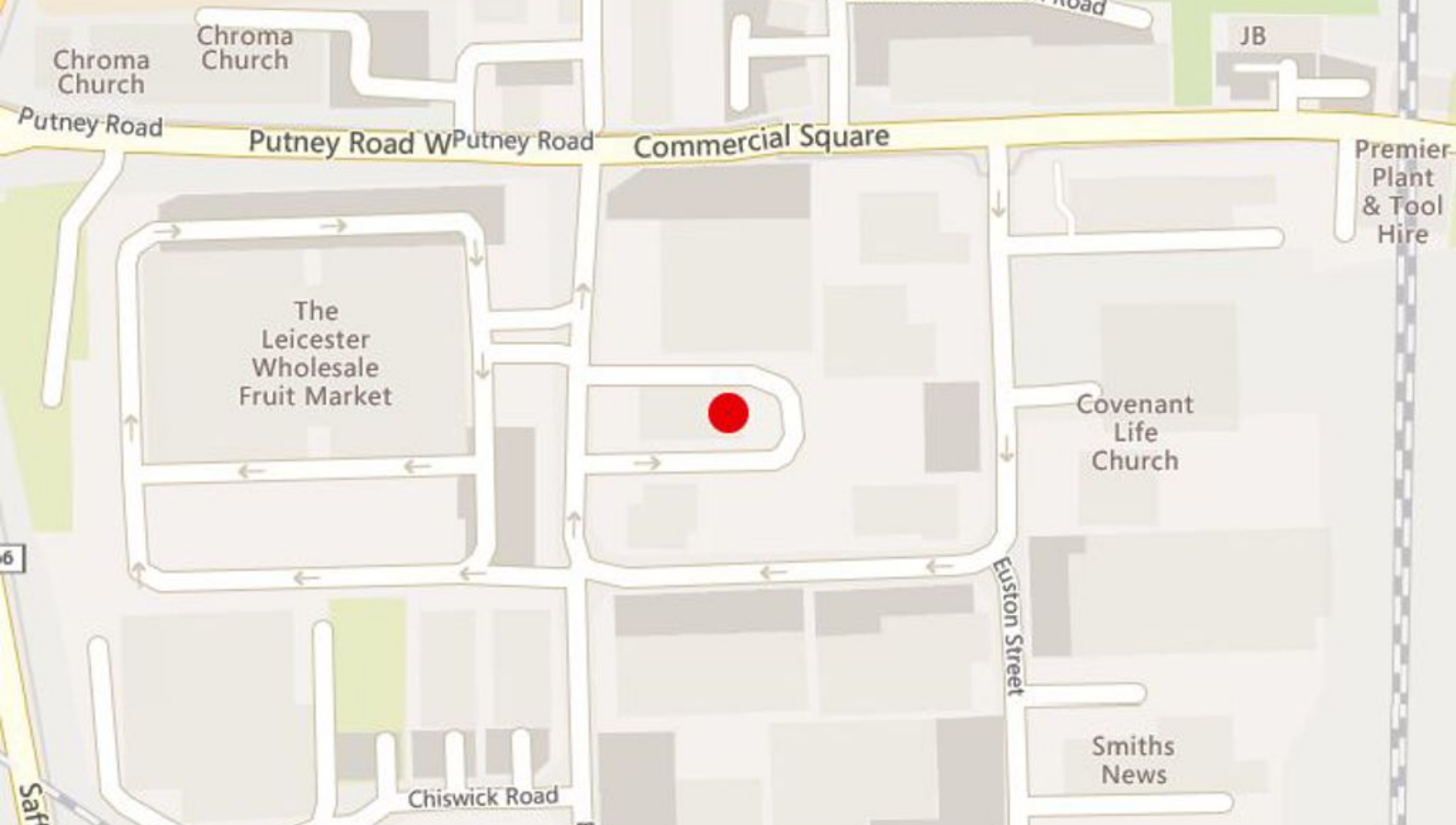
RENT

£50,000 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





VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.co.uk

0116 254 0382



George Shattock

gs@apbleicester.co.uk

0116 2540382

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.