

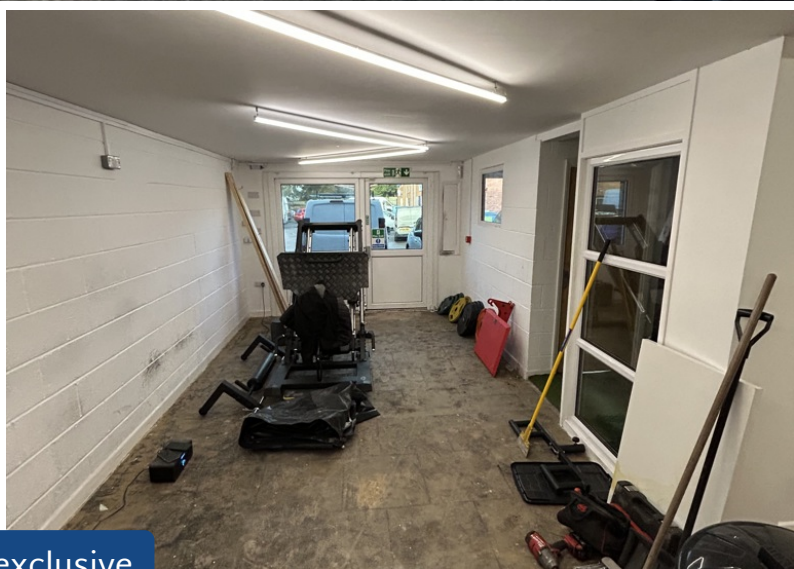
WORKSHOP / OFFICE UNIT TO LET

2 Froanes Close, Enderby, Leicester, LE19 4XL



1,135 Sq Ft (105.44 Sq M)

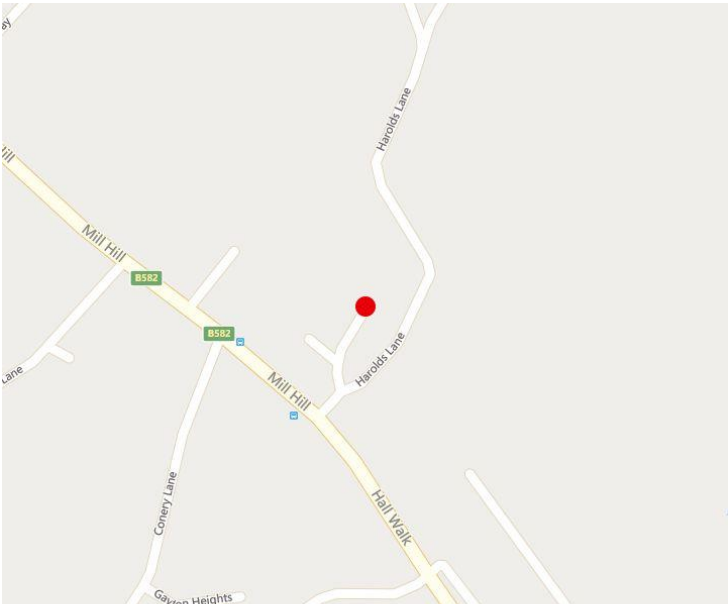
£9,000 per annum exclusive



- ▶ New lease available
- ▶ Workshop with mezzanine office
- ▶ 2 miles from M1
- ▶ Would suit a variety of occupiers

LOCATION

Froanes Close is located just off the B582 Mill Hill Road, which provides access to Leicester Lane and Meridian and then on to Junction 21 of the M1. Enderby Town Centre is approximately a quarter of a mile from the unit.



DESCRIPTION

The subject property is self-contained industrial unit located in a terrace of units, benefitting from a mono pitched roof with brick and clad elevations. Internally the property comprises an open plan ground floor workshop unit with concrete floor throughout with manually operated loading door and benefits from w/c and kitchen facilities. There is a mezzanine floor providing office accommodation with 3no. offices.

There are 3 designated car parking spaces.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	657	61.04
Mezzanine	478	44.41
Total	1,135	105.44

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

CURRENT RATING ASSESSMENT

Charging Authority: Blaby District Council
Rateable Value : £7,300

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

SERVICES

The property benefits from mains electricity, water, and drainage.

EPC

A certificate will be made available to all parties.
Energy Rating: D

POSSESSION

Upon completion of legal formalities.

PLANNING

The premises benefit from B1 (light industrial) and B8 (Warehouse) uses conforming to the Town and Country Planning (use Classes) Order 1987.

TENURE

The property is available by way of a new lease on a full repairing and insuring basis.

RENT

£9,000 per annum exclusive
The tenant will be liable for a management charge of 5% of the rent (plus VAT).

LEGAL COSTS

Each Party to pay their own legal costs.

VIEWING

Please get in touch to arrange a viewing.



George Shattock

gs@apbleicester.co.uk
0116 2540382



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.