

# INDUSTRIAL PREMISES TO LET

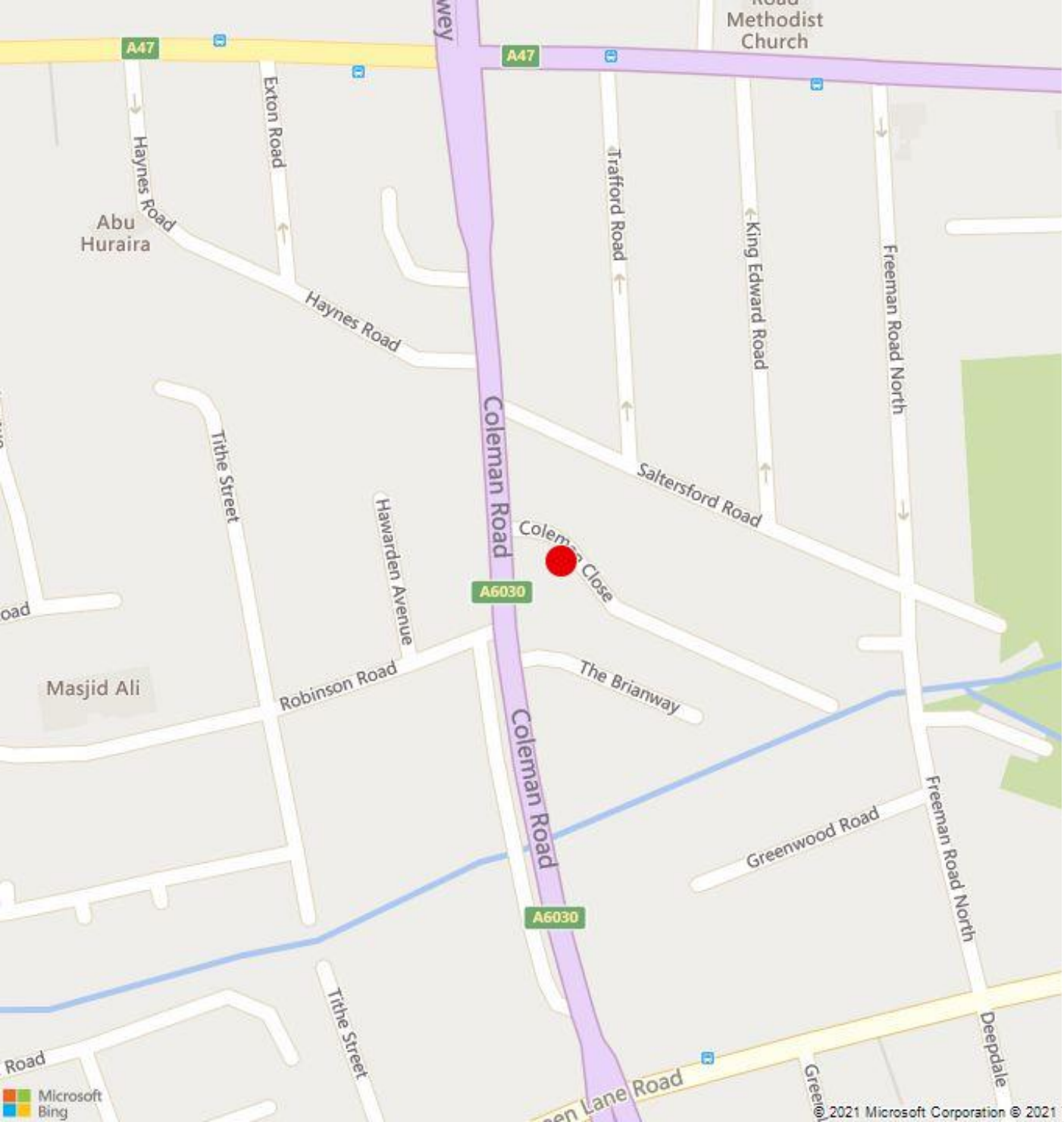
3 Hawarden Avenue, Leicester, LE5 4NN



2,883 Sq Ft (267.83 Sq M)

£18,650 per annum exclusive

- ▶ Popular industrial estate
- ▶ Located just off the A47
- ▶ Roller shutter access
- ▶ Air-conditioned offices



### LOCATION

The property is situated off a private drive at the head of Hawarden Avenue. Access to Hawarden Avenue is via Robinson Road, just off Coleman Road (A630) which connects with Uppingham Road (A47). The property is located 2.3 miles east of Leicester City centre and there is good connectivity with the A563 ring road.

### DESCRIPTION

The property comprises a part two/ part single storey building providing a ground floor workshop and ancillary offices arranged over ground and first floor.

The building is of conventional steel portal frame construction with external facing brick elevations. There are pitched insulated roofs with roof lights throughout.

Access to the rear workshop is via a roller shutter door which leads to a relatively clear span production area with the benefit of a concrete floor throughout and a small mezzanine storage area. The eaves height is 3.1m rising to 4.3m at the apex.

There are well-presented ancillary offices, together with kitchen and toilet facilities.

Externally, there is forecourt and designated parking.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
<b>Total</b>	<b>2,883</b>	<b>267.83</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £17,000

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

## SERVICES

There is a 3-phase electrical supply, water, and main drainage. The property has air conditioning in part and a space heater in the workshop area. There is a fitted fire alarm system and emergency lighting.

## EPC

The property has an Energy Rating of E  
The EPC will be valid until 02 November 2033

## RENT

£18,650 per annum exclusive

## LEASE TERMS

The property is available by way of an assignment of an existing lease for term that expires on 17 September 2028 (there is a rent review in September 2026). Consideration will be given to extending the lease term. The lease provides that the tenant has full repair and insuring responsibility.

## VAT

It is understood that VAT is applicable to the rents at the prevailing rate.

## LEGAL COSTS

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

## POSSESSION

Upon completion of legal formalities.

## PLANNING

The property is suitable for use class E (employment) and B8 (warehouse).

## VIEWING

Please get in touch to arrange a viewing.



### Reg Pollock

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0116 254 0382



### Andrew Steel

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07717 870177

#### 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.