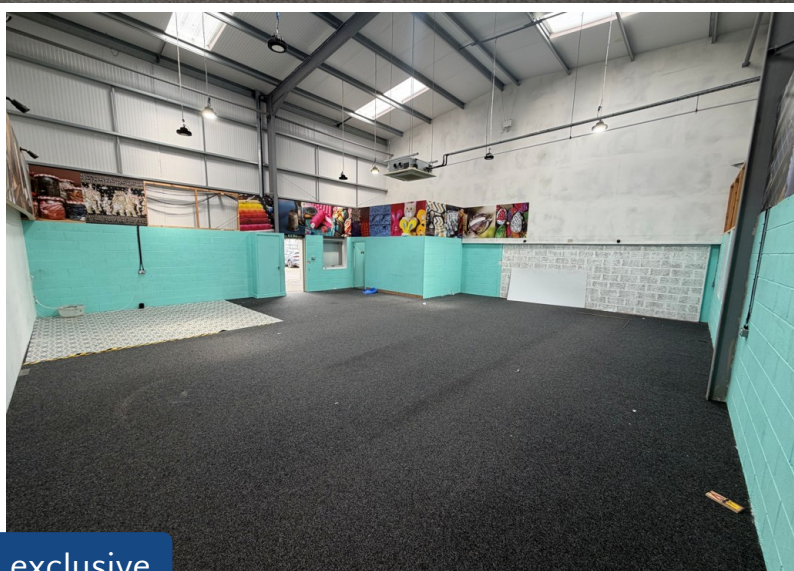


# MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

Unit 7 Hathaway Close, Empire Industrial Estate, Leicester, LE4 6BZ



2,210 Sq Ft (205.31 Sq M)

£23,250 per annum exclusive

- ▶ Modern Industrial / Warehouse Unit
- ▶ Just off the Inner Ring Road
- ▶ Trade Counter Operators including Screwfix
- ▶ 7 metre eaves height

## LOCATION

The property is located within a small development of 10 modern industrial units, within an established industrial / trade area in close proximity to Leicester City Centre. There is excellent access to all parts of the City with immediate access to the A47 and Inner Ring Road via Dysart Way. Other occupiers on site include Screwfix, Spartan Motor Factors and Medlock Electrical Supplies.

## DESCRIPTION

The property comprises a mid-terrace industrial unit of steel portal frame construction under a pitched roof with blockwork to approx. 2m and profile cladding to full height. The property benefits from clear span warehouse space with solid concrete floor throughout with an internal eaves height of 7m. The unit can be accessed via both a personnel access and an electronic up and over loading door and benefit from a single w/c.

Externally there is a loading apron and generous parking provision.

Please note that the images include previous occupiers fit out which is due to be stripped out.

## ACCOMMODATION

The property offers the following accommodation:

|              | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| <b>Total</b> | <b>2,210</b> | <b>205.31</b> |

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

Please note that the property is currently fitted with a mezzanine deck of approximately 500 sq ft.

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £13,750

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 services, to include electricity (3 phase), gas, water and drainage.

## EPC

The Energy Performance Rating is to be assessed.

## POSSESSION

The property is available immediately and upon completion of legal formalities.

## PLANNING

We advise all parties to make their own enquiries with the Local Planning Authority.

We understand that the unit benefits from consent for light industrial use, under Use Class E(g)(iii) of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. We understand that there is a permitted change to Use Class B8 (storage and distribution). Other uses shall be considered subject to planning. We advise all applicants to make their own enquiries with the local planning authority.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations all prospective parties will be required to provide photo ID and proof of address.

## RENT

£23,250 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.

There is a service charge payable in respect of the upkeep and maintenance of the Industrial Park. Details can be provided to interested parties.

## VAT

VAT is chargeable in respect of rents.

## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

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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.