

TO LET

WAREHOUSE/OFFICES CLOSE TO CITY CENTRE WITH PARKING

**97 HENLEY ROAD
LEICESTER
LE3 9RB**



- Close to city centre
- Detached ex sub station suitable for office/warehouse use
- Approx 210 sqm (2,260 sqft)
- Car parking for 3 cars
- £17,000 per annum exclusive



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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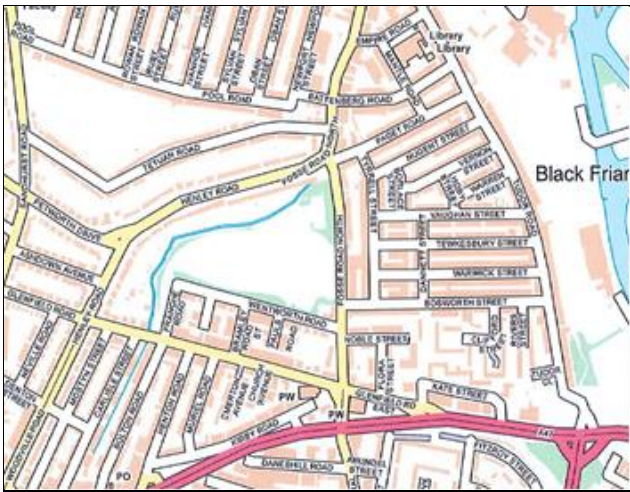
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LOCATION

Henley Road is situated within reach of Leicester city centre and the property is conveniently situated close to the junction of Henley Road and Fosse Road North, backing onto Fosse Recreation Ground.



DESCRIPTION

The detached property is a former sub station but has been used as warehousing for over 20 years. It is split across two floors and has two separate entrances both with staircases leading to the upper floor.

It is arranged as follows:

Ground Floor

Small partitioned office	12.58 sqm (135 sqft)
Warehouse	87.00 sqm (936 sqft)
Toilet	

First floor

Warehouse	110.37 sqm (1,188 sqft)
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Externally

The property has the benefit of 3 parking spaces to the front and a lockable gate

TENURE

The premises are offered to let on a full repairing and insuring lease for a term of years to be agreed

RENT

£17,000 per annum exclusive

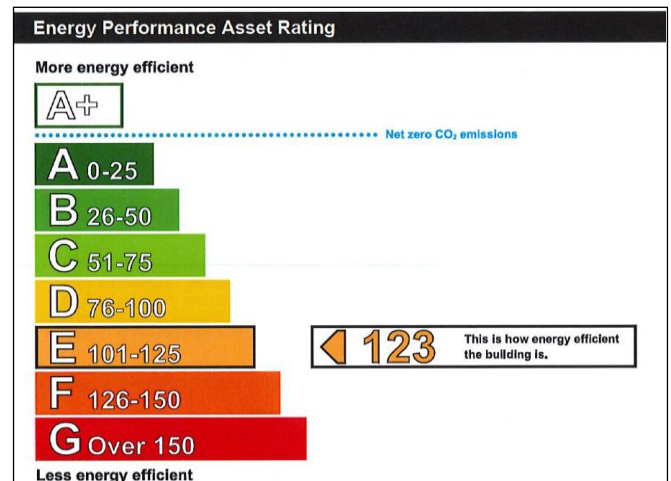
RATES

The property is entered in the Valuation List as Warehouse and premises with Rateable Value of £5,500

SERVICES

The property is connected to all mains services, although please note that these have not been tested.

ENERGY PERFORMANCE CERTIFICATE



LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



VIEWING

Strictly by arrangement through the sole agent:

Sturgis Snow and Astill LLP
98 New Walk
Leicester
LE1 7EA

Tel: (0116) 2555999
e-mail: info@sturgis-snowandastill.co.uk

Subject to contract

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. 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 test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.