

# TO LET

## WAREHOUSE/LIGHT INDUSTRIAL UNIT WITH PARKING CLOSE TO CITY

**6 STADIUM PLACE  
OFF PARKER DRIVE  
LEICESTER  
LE4 0JP**



- Easy access to city centre
- Detached warehouse/industrial unit
- Approx 196.5 sqm (2,115 sqft)
- Large roller shutter door
- Car parking for 5 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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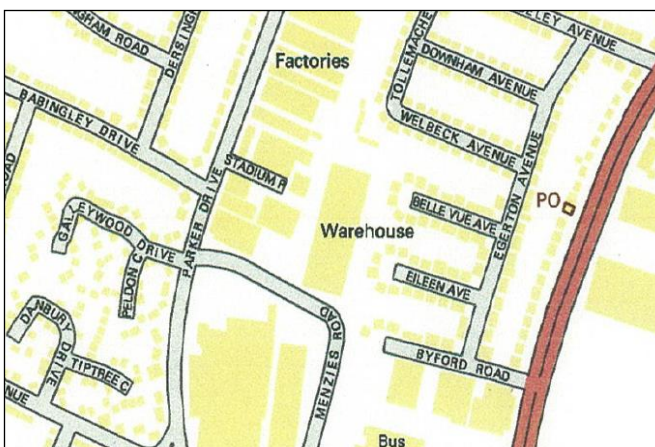
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## LOCATION

Stadium Place is situated approximately 1 mile to the north of Leicester City Centre and is conveniently situated directly off Parker Drive. The property is situated in a cul de sac position with a number of industrial units in the vicinity.



## DESCRIPTION

This detached brick built property is situated in a popular location and offers single storey warehouse/industrial space with the added benefits of a large roller shutter loading door and further off road parking. A gas fired boiler and 2 new radiators have recently been added.

It is arranged as follows:

### **Ground floor**

Entrance hall with security shutter

Office 4.95 sqm (53 sqft)

'L' shaped warehouse 191.62 sqm (2,062 sqft)

Toilet and separate wash basin

### **Externally**

The property has the benefit of 4/5 parking spaces to the front.

## TENURE

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

## RENT

£17,000 per annum exclusive

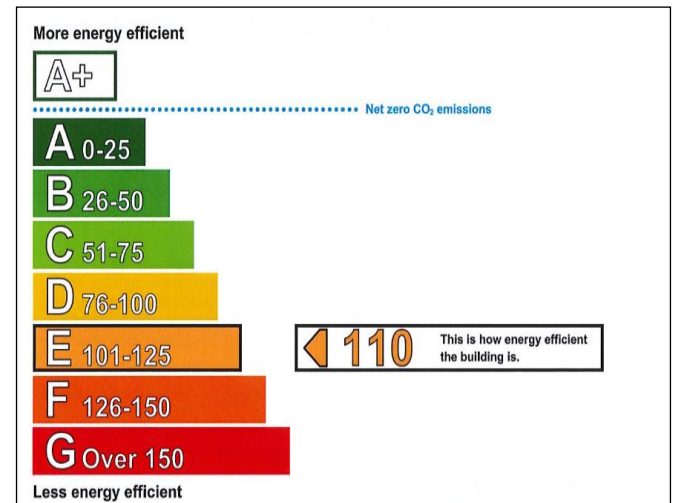
## RATES

The property is entered in the Valuation List as factory and premises with a Rateable Value of £9,600

## 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 its own legal costs incurred in this transaction.

## VIEWING

Strictly by arrangement through the sole agent:

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Subject to contract

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.

### 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.