

TO LET

**WORKSHOP/LIGHT INDUSTRIAL UNIT WITH
PARKING ON THE EDGE OF CITY CENTRE**

**UNIT 1
WESLEY STREET
OFF BEAUMANOR ROAD
LEICESTER
LE4 5QG**

- Easy access to city centre
- Warehouse/industrial unit
- Approx. 243 sqm (2,619 sqft)
- Large roller shutter door
- Car parking for 2/3 cars
- £14,500 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.

Sturgis Snow & Astill LLP
98 New Walk, Leicester LE1 7EA

T +44 (0)116 255 5999

F +44 (0)116 285 3370

E info@sturgis-snowandastill.co.uk

W www.sturgis-snowandastill.co.uk

LOCATION

The property is situated on Wesley Street which runs off Thurcaston Lane, which in turn joins Abbey Lane, part of the A6 Leicester to Loughborough Road. This is a busy arterial route giving access into the city centre and also linking with the outer ring road at Redhill Circle.

DESCRIPTION

The property comprises a single storey unit, of brick construction with a pitched roof and external parking area. The property also has the benefit of an office and w/c facilities.

It is arranged as follows:

Ground floor

Side personnel door with access to office and toilet and wash basin facilities.

Warehouse with roller shutter door.

NIA approx. 243 sq m (2,619 sq ft)

Externally

The property has the benefit of 2/3 parking spaces.

TENURE

Leasehold

LEASE TERMS

A new lease is to be offered on fully repairing and insuring terms for a minimum of three years and with rent reviews at three yearly intervals.

RENT

£14,500 per annum exclusive.

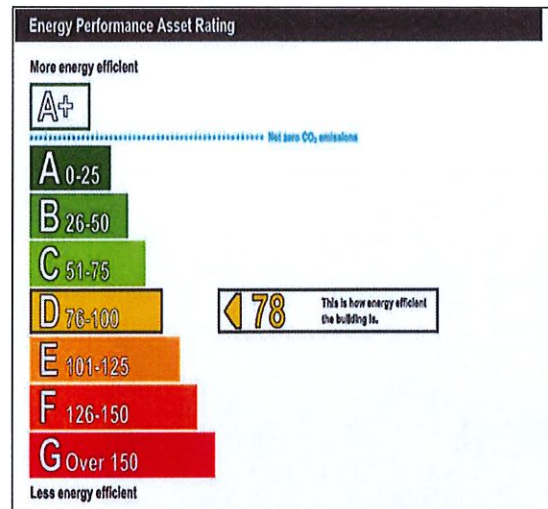
RATES

The property is entered in the Valuation List as a workshop with a Rateable Value of £6,300.

SERVICES

The property is connected to all mains services, except gas, 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.

