

# TO LET

## CENTRALLY LOCATED FACTORY/WAREHOUSE

54 Syston Street East  
Leicester  
LE1 2JW



- **GIA approx. 918 sqm (9,881 sqft) including mezzanine**
- **Incorporating two-storey offices offering a NIA of approximately 145 sqm (1,556 sqft) (included in the GIA quoted above)**
- **Good on-site loading/unloading and car parking**
- **Just off Dysart Way about 0.75 miles from the city centre.**
- **£55,000 per annum exclusive**
- **N.B. Adjacent to the premises is a secure site extending to approximately 823.5 sqm (0.20 acres) available to let either separately or with the warehouse, on terms to be agreed**

### 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](mailto:info@sturgis-snowandastill.co.uk)

W [www.sturgis-snowandastill.co.uk](http://www.sturgis-snowandastill.co.uk)

## Location

The property is located on the north side of Syston Street East just to the east of its junction with Curzon Street to the north of Dysart Way.



## Description

The property comprises a detached factory warehouse building of steel portal frame construction, attached to which is a two-storey office building of brick elevations beneath a flat roof, with a tarmac surfaced yard offering good parking and loading/unloading. It benefits from a new security alarm system.

More particularly, it is arranged as follows:

<b>Factory/warehouse</b>	385.1 sqm	(4,145 sqft)
<b>Office</b>	44.1 sqm	(475 sqft)
<b>Office</b>	16.9 sqm	(182 sqft)
<b>Mezzanine</b>	327.7 sqm	(3,525 sqft)
<b>Attached office</b>		
<b>Ground floor</b>	70.7 sqm	(760 sqft)
<b>First floor</b>	73.9 sqm	(795 sqft)

The office element has been partly refurbished to include extensive LED lighting and new heating; this can either be completed before a new letting or left to a new tenant to complete to its own specification.

## Rates

The property is entered in the Valuation Office Agency's Rating List as Factory & Premises with a Rateable Value of £21,500.

## Services

The property is believed to be connected to all mains services, although these have not been tested.

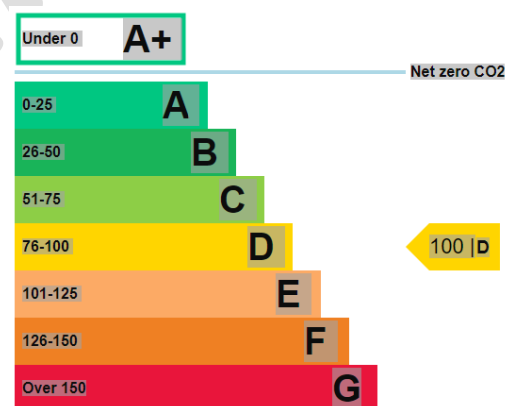
## Tenure

The property is offered to let on a new fully repairing and insuring lease for a term of years to be agreed.

## Rent

£55,000 per annum exclusive, payable quarterly in advance.

## Energy Performance Certificate



### Legal Costs

Each party to bear its own legal costs incurred in the transaction.

### Viewing

Strictly by arrangement with:

Sturgis Snow and Astill LLP  
98 New Walk  
Leicester  
LE1 7EA  
T 0116 255 5999  
[info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)  
[www.sturgis-snowandastill.co.uk](http://www.sturgis-snowandastill.co.uk)

Subject to contract

Reference: DGS

### Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation for the purposes of combatting money laundering and terrorist financing. The firm conducts due diligence on behalf of its clients at the beginning of the business relationship and risk assessment is monitored thereafter on an ongoing basis for all transactions. In order to do this we will request identification and carry out an electronic check (which does not leave a footprint). Sturgis Snow and Astill LLP staff are trained in how to comply with the legislation and we may refuse to act if we have concerns.

### 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.