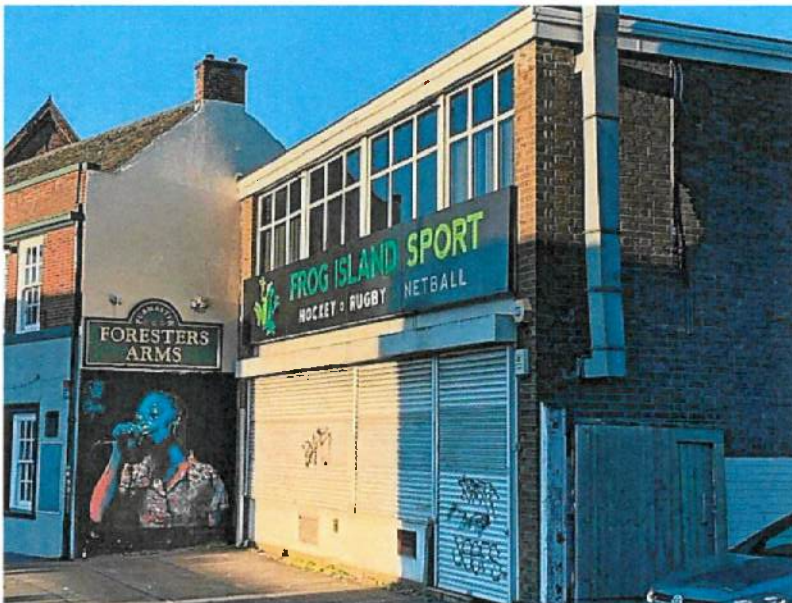


TO LET

CENTRALLY LOCATED WAREHOUSE WITH OFFICES

**5 FROG ISLAND
LEICESTER
LE3 5AG**



- Ground and first floor warehouse and offices
- Ground floor 135.66 sqm (1,460 sqft)
- First floor 161.68 sqm (1,740 sqft)
- Gas fired heating
- uPVC double glazed to front
- Car parking to front



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 whatsoever in relation to this property.

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

T +44 (0)116 255 5999

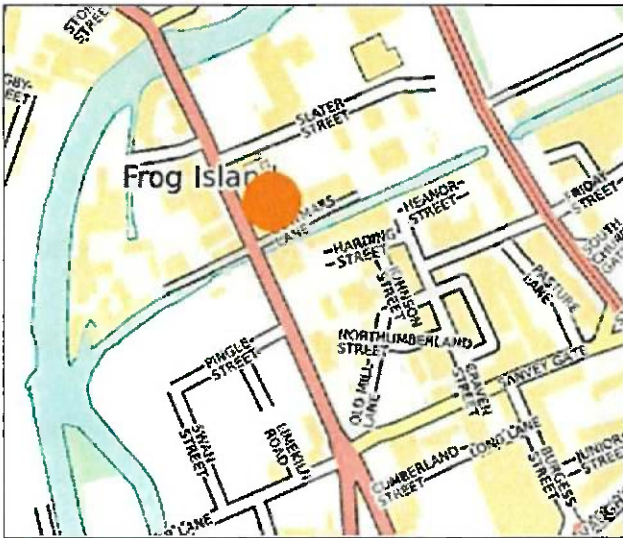
F +44 (0)116 285 3370

E info@sturgis-snowandastill.co.uk

W www.sturgis-snowandastill.co.uk

LOCATION

The property is situated on the north west side of Leicester city centre between the branches of the River Soar and within easy reach of many major routes including the motorway network.



DESCRIPTION

The property is a detached building with one other tenant, mainly brick built with a flat roof. Glazed windows to the front. There is forecourt parking and the property benefits from Gas Fired Central Heating. The offices are partitioned at the moment for the current tenant but there is scope to re-arrange.

More particularly, it is arranged as follows:

Ground floor

Entrance

Warehouse	105.47 sqm	(1,135 sqft)
Male/Female Toilets		
Kitchen		
Overall area	135.66 sqm	(1,460 sqft)

First floor

Warehouse	124.92 sqm	(760 sqft)
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3 Stores Kitchen

Overall area	161.68 sqm	(1,740 sqft)
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TENURE

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

RENT

£17,500 per annum exclusive.

RATES

The ground floor front is entered in the Valuation Office Agency's Rating List as Factory & Premises with a Rateable Value of £5,800 from 01 April 2023.

SERVICES

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



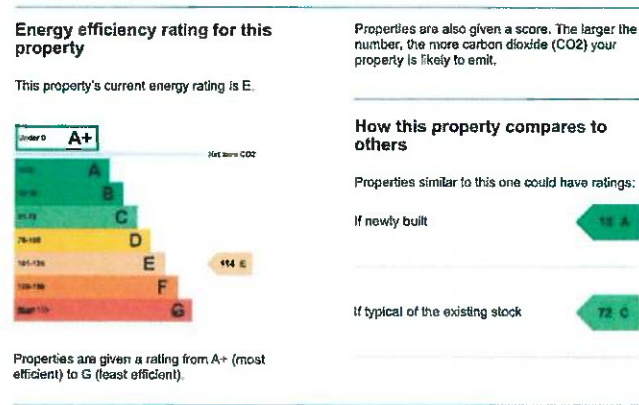
LEGAL COSTS

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

STAMP DUTY LAND TAX

Potential purchasers/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

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

Tel: (0116) 2555999

e-mail: info@sturgis-snowandastill.co.uk

DGS.

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 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. Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued

