

TO LET (MAY SELL)

CENTRALLY LOCATED SMALL INDUSTRIAL UNIT

**UNIT 8
2 PUTNEY ROAD
FREEMANS COMMON
LEICESTER
LE2 7TF**



- **GIA approx. 92.3 sqm (994 sqft) plus possible mezzanine.**
- **Set back from Putney Road linking Welford Road with Aylestone Road.**
- **Part of the popular Freemans Common.**
- **1.25 miles to the south of Leicester city centre.**
- **£11,000 per annum exclusive (price for freehold with vacant possession on application)**

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 the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract. No person in the employment of Sturgis Snow and Astill has any authority to make or give any representation or warranty whatever in relation to this property.

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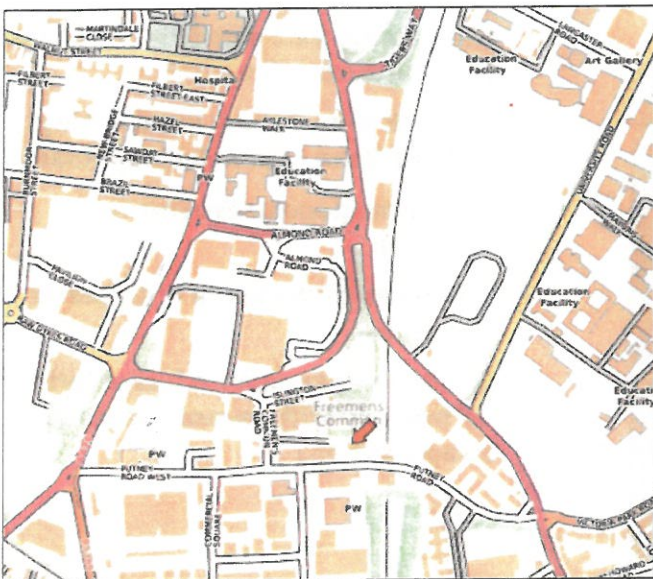
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LOCATION

The property stands on the north side of Putney Road just to the west of the railway line and midway between the junctions of Welford Road to the east and Lutterworth Road to the west.

It is on the popular Freeman's Common Estate about 1.25 miles to the south of Leicester city centre.



DESCRIPTION

The property comprises an end terrace industrial units constructed of brick lower elevations with plastic coated corrugated metal cladding above beneath a pitched roof, similarly clad, around a steel portal frame over a solid concrete floor. Loading is via a metal roller shutter door in the front elevation.

It offers a Gross Internal Floor Area (ignoring the mezzanine) of approximately 93.1 sqm (1,002 sqft) with a height to eaves of approximately 4.3m (14ft 1in).

TENURE

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

RENT

£11,000 per annum (no VAT).

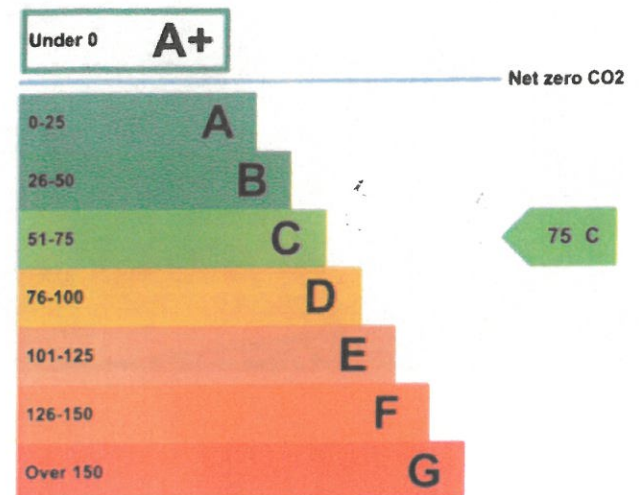
SERVICES

The Property is believed to be connected to all mains services (including 3 phase power) with the exception of gas, although these have not been tested.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

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Subject to contract

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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.

