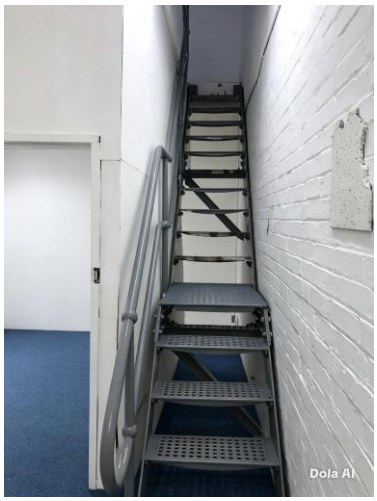
STURGIS
SNOW & ASTILL
COMMERCIAL PROPERTY CONSULTANTS

TO LET

WAREHOUSE/OFFICES CLOSE TO CITY CENTRE WITH PARKING

97 HENLEY ROAD
LEICESTER
LE3 9RD





- **Close to city centre**
- **Detached ex sub station suitable for office/warehouse use**
- **Approx 210 sqm (2,260 sqft)**
- **Car parking for 3 cars**
- **£21,000 per annum exclusive**

Sturgis Snow and Astill LLP
1 The Church Rooms, 6 Church Street,
Barrow upon Soar, LE12 8PR

T +44 (0)116 255 5999
E info@sturgis-snowandastill.co.uk
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Chartered Surveyors, Valuers and Commericial 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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LOCATION

Henley Road is situated within reach of Leicester city centre and the property is conveniently situated close to the junction of Henley Road and Fosse Road North, backing onto Fosse Recreation Ground.



DESCRIPTION

The detached property is a former sub station but has been used as warehousing for over 20 years. It is split across two floors and has two separate entrances both with staircases leading to the upper floor.

It is arranged as follows:

Ground Floor

Small partitioned office	12.58 sqm (135 sqft)
Warehouse	87.00 sqm (936 sqft)
Toilet	

First floor

Warehouse	110.37 sqm (1,188 sqft)

Externally

The property has the benefit of 3 parking spaces to the front and a lockable gate

TENURE

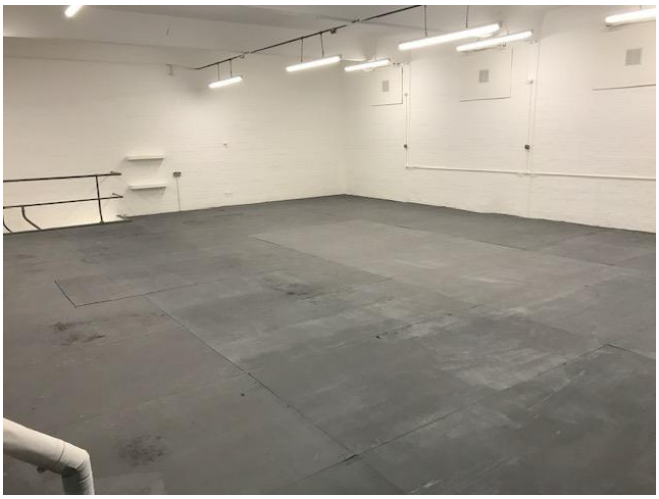
The premises are offered to let on a full repairing and insuring lease for a term of years to be agreed

RENT

£21,000 per annum exclusive

RATES

The property is entered in the Valuation List as Warehouse and premises with Rateable Value of £5,500



SERVICES

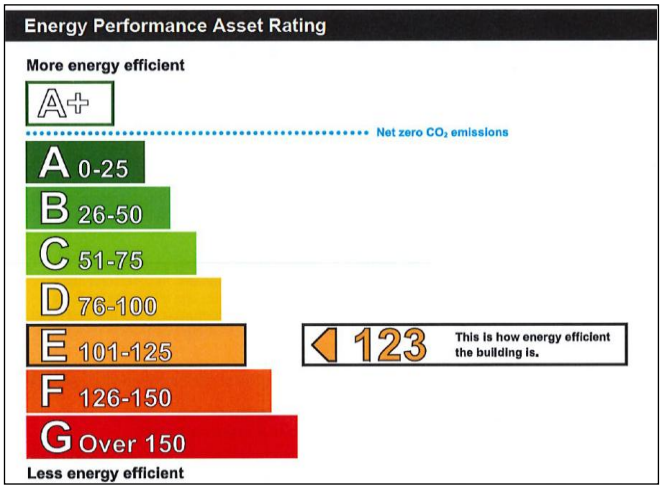
The property is connected to all mains services, although please note that these have not been tested.

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ENERGY PERFORMANCE CERETIFICATE



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
1, The Church Rooms
6 Church Street
Barrow upon Soar
LE12 8PR

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.

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