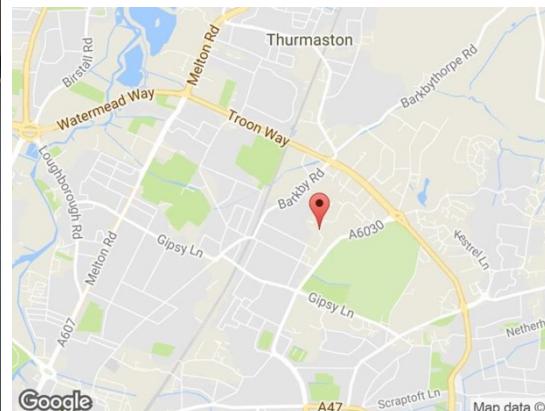


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## 9-9a Crest Rise Thurcaston, Leicester, LE4 9LR Warehouse/Trade Counter Units

### TO LET

#### Various Sizes Available

- Modern Units
- Established Industrial Location
- Easy access to A46 & M1 Motorways
- Level Access Loading
- Secure Yard Provision
- Double Glazing
- Warehouse Lighting
- Min. 5.35m Eaves

#### LOCATION:

The unit is situated North East of Leicester City Centre near the Troon Industrial Estate. The property benefits from close proximity to the Inner Ring road, leading onto the A46 and M1 Motorway. Crest Rise has a direct link to Leicester City Centre via Lewisham Road and the A6030. The City Centre is approximately 3.2 miles away. Nearby occupiers include Colourbank Carpets, Sweet & Savoury, Marpatt, Print Vision UK and Cooke Optics.

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## 9-9a Crest Rise Thurmaston, Leicester, LE4 9LR

### DESCRIPTION:

Modern semi-detached warehouse units of steel portal frame and blockwork construction with high level cladding and a pitched roof. The units benefit from level access loading, warehouse lighting, double glazing, access to mains utilities, minimum 5.35m eaves height and a large secure yard provision. The units can be let together or individually.

### PREMISES:

	<b>Size (sqft)</b>	<b>Size (sqm)</b>	<b>Rent Per Annum</b>
<i>Unit 9</i>	14,160.00	1,315.51	ROA
<i>Unit 9a</i>	4,598.00	427.17	ROA

### TENURE:

The units are available on new FRI leases on terms to be agreed.

**VAT:** VAT will be charged at the prevailing rate.

**EPC:** Available upon request.

**VIEWING:** Strictly by appointment only

**SERVICE CHARGE:** To be confirmed.

**RATEABLE VALUE:** To be confirmed.

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

### CONTACT:



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