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54 Kenilworth Drive, Oadby, LE2 5LG

TO LET

Size: 8,600.00 sqft (798.97 sqm) | **Rent:** £52,000 Per Annum | **Video:**

- Established Industrial Estate
- Internal Lift
- Dock Level Loading Door
- Internal Offices
- Male and Female WC's
- Ample External Parking

LOCATION:

The property is located on the corner of Kenilworth Drive and Iliffe Avenue on the established Oadby industrial estate. The location benefits from excellent road links, with Junction 21 of the M1 Motorway within a 20 minute drive, Leicester City Centre accessible within 15 minutes and Market Harborough within 30 minutes via the A6. Leicester railway station is just 15 minutes away by car with bus connections within a 10 minute walk of the property on The Parade, Oadby. Nearby amenities can be found at The Parade, Oadby and Leicester City Centre.

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DESCRIPTION:

The property comprises a warehouse with internal offices set over ground and first floor levels. The warehouse / storage element of the property benefits from fluorescent strip lighting, concertina dock level loading door and internal lift between ground and first floor with a clear working height of 2.6m. The ground floor offices benefit from cellular fit-out, carpeting, lighting, central heating and double glazing with male, female and disabled WCs, along with a small kitchenette. To the first floor there is there are male and female WCs, and a large kitchen along with open plan and cellular office accommodation and additional storage. The property includes ample external parking.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor Warehouse	3,637.00	337.89
First Floor Warehouse	3,630.00	337.24
Office	1,333.00	123.84
TOTAL	8,600.00 sqft	798.97 sqm

TENURE:

Leasehold

RENT: £52,000 Per Annum

SERVICE CHARGE: To be confirmed

VAT: If applicable will be charged at the prevailing rate

RATEABLE VALUE: The property currently has a Rateable Value of £23,250

EPC: Available upon request.

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

CONTACT:



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