

Modern Factory / Warehouse Premises

Units B & C

340 St Saviours Road, Leicester LE5 4HJ


Total GIA: 2,000 Sq Ft – 4,721 Sq Ft


To Let


KEY FEATURES

£ Rent on Application

 Modern Factory / Warehouse Premises

 From 2,000 Sq ft to 4,721 Sq ft

 Large local labour force

 Refurbished to a high specification



LOCATION :

The premises are situated in a popular industrial location on St. Saviours Road in North Evington, within an established industrial complex of six self-contained units, in-between its junction with Benson Street and Copdale Road, some 1.6 miles east of the city centre. The area benefits from a large local labour force serving it and having a wide variety of amenities with nearby retailing on St. Saviours Road, Green Lane Road and East Park Road, all within a short walk in distance. St Saviours Road itself is positioned in between two major arterial routes providing access to other major towns and cities, the A47 which provides direct links to the north and the main A6 providing easy access to the south.

DESCRIPTION :

Good quality mid-terraced buildings forming part of a larger industrial complex constructed in traditional brick and blockwork construction with insulated steel profile cladded elevations beneath a north light roof supported by timber and steel trusses and covered with corrugated metal sheets incorporating translucent light panels. The floor is of solid concrete construction throughout.

Internally, the premises are laid out to provide clear and unencumbered warehouse accommodation together with welfare facilities and offices. The premises benefit from three phase electricity, led lighting and are heated by way of gas fired heater blowers.

Externally, there is a shared courtyard to which the premises have the benefit of allocated on-site car parking.

PREMISES:

	AREA SQFT	AREA SQM
Unit B	2,000	185.80
Unit C	2,721	252.80

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Property Measurement 2nd Edition.

SERVICES:

We understand all mains services are connected to the premises.

TENURE:

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

PLANNING:

We understand the premises have the benefit of authorised use from the local planning authority under Class B2/B8 Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

RENT:

Rent on application.

VAT:

The premises are registered for VAT, which will be charged at the prevailing rate.

EPC:

Unit B: Rating 74, Band C.
Unit C: Rating 103, Band E.

VIEWINGS:

Strictly by appointment only.
Unrepresented parties are advised to seek professional advice from an RICS member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

RATES:

The property is currently listed as Factory & Premises.
Unit B has a Rateable Value of £8,000.00
Unit C has a Rateable Value of £10,000.00

LEGAL COSTS:

Each party will be responsible for their owns legal costs incurred in the transaction.



CONTACT:

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