

phillips sutton

Niche Commercial Property Agents



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Substantial Warehouse/Factory & Office Premises

Unit 2 Craven Street

7 Craven Street, Leicester LE1 4BX

Total GIA: 20,035 sq. ft

TO LET



KEY FEATURES



Steel Roller Shutter Door



2x Loading Access Doors



Office Amenities



Yard Space



Dedicated Parking



Heart of Leicester's City Centre



5.25m Clear Internal Height



Versatile Space



Mezzanine



Flexible Use

LOCATION :

Positioned to the north of Leicester's city centre, this property holds a prominent presence on Craven Street. In its close vicinity, an array of local amenities, encompassing restaurants, cafes, retail establishments, and essential services, caters to diverse business and leisure requirements. Exceptional connectivity to major road arteries such as Sanvey Gate and Friday Street ensures convenient access to the A50 and A6 main tributary routes, facilitating efficient logistics and providing easy commuting options for employees.

DESCRIPTION :

Unit 2 presents a contemporary, standalone factory, warehouse, and office property, strategically positioned in the heart of the city centre. Notable features include concrete flooring, internal eaves height of approximately 5.25 meters, and efficient entry points with steel roller shutter loading doors. The property also offers the convenience of dedicated parking and a yard area.

Internally, the ground floor encompasses male and female restrooms, supplementary factory restrooms, and a practical pick-pack operation area. Furthermore, a sizeable mezzanine within the warehouse enhances storage capacity. The first-floor hosts thoughtfully designed offices, complete with a meeting room, open-plan workspaces, and a canteen. These spaces are equipped with modern amenities, including suspended ceilings, inset LED lighting, and gas central heating.

PREMISES:

	AREA SQFT	AREA SQM
WAREHOUSE	17,499	1,625.71
1ST FLOOR OFFICE & AMENITY	2,536	235.60
TOTAL	20,035	1861.31

TENURE:
Leasehold.

RENT:
£140,000 per annum.

RATEABLE VALUE:
£70,000.

VAT:
VAT will be charged at the prevailing rate.

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

EPC:
D,97

CONTACT:

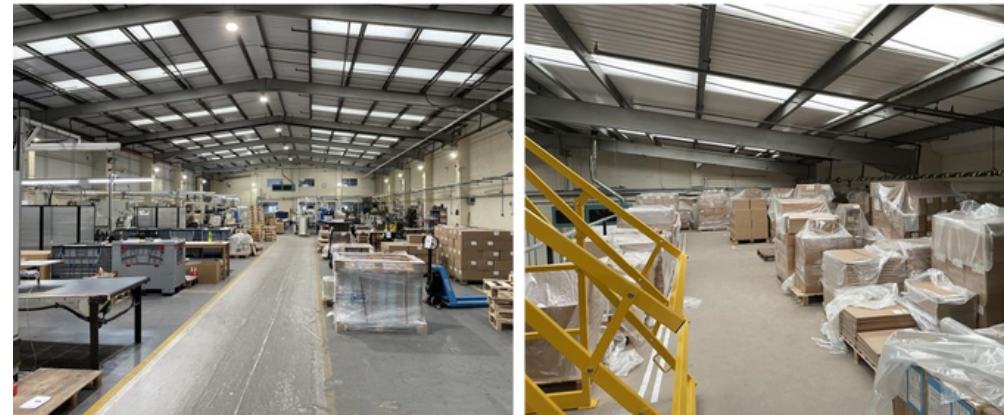


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