

# phillips sutton

Niche Commercial Property Agents

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## Warehouse/Industrial Unit with Substantial Power Supply

### Unit 1 Craven Street

7 Craven Street, Leicester LE1 4BX

Total GIA: 9,966 sq. ft

# TO LET

#### KEY FEATURES



Off-Street Parking



2x Level Access Loading Doors



70 KVA Supply Onsite



Internal Offices



Internal Eaves 5.25m



Mens & Womans WC's





## 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 :

Newly refurbished warehouse/industrial unit strategically located just north of Leicester's city centre. This spacious unit offers 70 KVA supply onsite, 2x level access loading doors, off-street parking, internal offices, men's and women's WC facilities, LED warehouse lighting, and a generous internal eaves height of 5.25m. The ground floor warehouse provides versatile use, complemented by a convenient first-floor office area. This prime industrial space with essential amenities is situated in a highly accessible location.

## CONTACT:



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## TENURE:

On the new lease to be agreed.

## RENT:

£80,000 per annum.

## RATEABLE VALUE:

£38,500.

## USE CLASS:

B1, B2 & B8

## PARKING:

Off street parking available.

## SERVICE CHARGE:

Estate charge applicable, Price to be confirmed.

## VAT:

VAT will be charged at the prevailing rate.

## LEGAL COST:

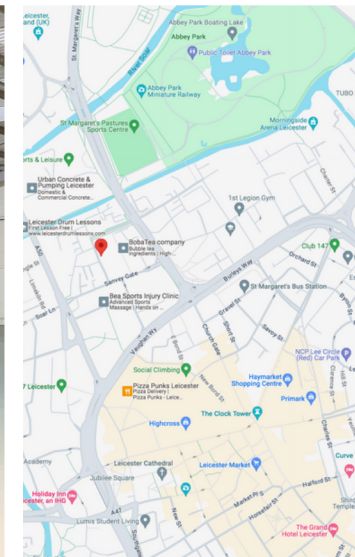
Each party will be responsible for their own legal costs incurred in the transaction.

## ACCOMMODATION:

	AREA SQFT	AREA SQM
GF WAREHOUSE	9,095	844.95
1ST FLOOR OFFICE	871.00	80.92
<b>TOTAL</b>	<b>9,966</b>	<b>925.87</b>



INTERNAL PHOTO OF UNIT 2 FOR INDICATIVE PURPOSES ONLY



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