



INDUSTRIAL / WAREHOUSE TO LET

UNIT 22 AND UNIT 23

Interchange Leicester, Birstall, Leicestershire, LE4 3BY

TO LET: TWO TERRACED STEEL PORTAL FRAME WAREHOUSE

3,714 TO 7,428 SQ FT (345.04 TO 690.08 SQ M)

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Unit 22 and Unit 23, Interchange Leicester, Birstall, Leicestershire, LE4 3BY

Summary

Available Size	3,714 to 7,428 sq ft
EPC Rating	Upon enquiry
Service Charge	Upon enquiry

Description

Two terraced industrial units, each constructed around a steel portal frame, with a mixture of brick and clad elevations under barrel-vaulted roofs with a clear eaves height of 6m.

Internally, the units provide clear and flexible industrial or warehouse accommodation with a sealed concrete floor and roller shutter door access.

Currently the unit has been configured with a cut through roller shutter door to adjoin the two units along with additional fitted offices and shower in Unit 22 and fitted racking in Unit 23. Both units benefit from a fitted kitchen and small internal fitted office.

Location

The unit is located within the popular Interchange development, some 4 miles north of Leicester city.

The development lies at the junction of the A6 and A46 outer ring road that facilitates swift access to the M1/M69 junction to the west, and the A46 trunk road to Nottingham.

Extensive retail facilities are available within Birstall nearby.

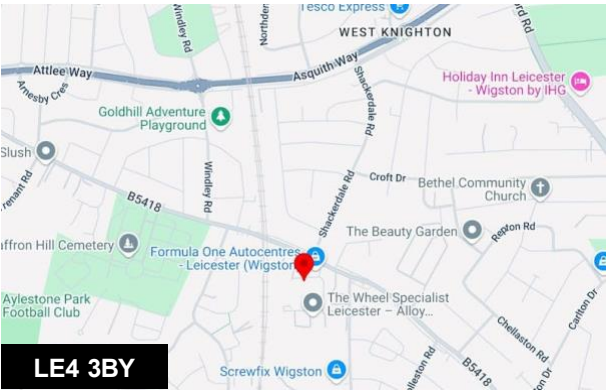
Lease Terms

The property is available via sublease/ assignment. The current lease expires in January 2033.

A new lease may be available with the Landlord upon request.

Rent

Available on application.



Viewing & Further Information

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