



UNIT 23 WANSTEAD ROAD, LEICESTER LE3 1TR

£6,750 pa exc.



LOCATION

Wanstead Road is situated at the easterly end of Scudamore Road on the Braunstone Industrial Estate which is a popular commercial location due to its proximity to the A563 Outer Ring Road providing excellent communications to the M1/M69 Motorway junction less than 2 miles to the south.

The M1 South and Western Relief Roads are also easily accessible via Ratby Road which are approximately 1½ miles to the north.

The subject property is the end unit in the terrace identified by Jarroms' "To Let" board.

DESCRIPTION

The property is a single storey steel portal frame industrial unit with part brick elevations and profile cladding externally beneath an insulated profile steel roof incorporating translucent roof lights.

The floor is solid concrete and the eaves are approximately 16 feet to the full height roller shutter access to the front elevation.

There is a shared service yard to the front.

ACCOMMODATION

Internal Width	3.00 m	(9'10")
Built Depth	15.36 m	(50'4")
Gross Floor Area (GIA)	92.72 sq m	(998 sq ft)
Including Toilet Block	4.18 sq m	(45 sq ft)

RATING

Rateable Value: £5,200.00
Rates Payable: £2,501.20 (UBR .481p)

N.B. Tenants may qualify for small business relief which will further reduce the rates payable.

(Source VOA Website)

SERVICES

Mains drainage, water and a three phase electricity supply are provided to the premises.

TOWN & COUNTRY PLANNING

We believe that the property has an established use for light or general industrial or warehouse purposes with ancillary offices within Classes B1, B2 & B8 of the Town & Country Planning (Use Classes) Order 1987.

Interested parties should make their own further enquiries with Leicester City Council (0116 2549922).

LEASE

The premises are available on a new Lease on flexible term on a full repairing and insuring basis.

RENTAL

The commencing rental under the Lease will be £6,750 per annum exclusive.

LEGAL COSTS

The incoming Tenant will be required to discharge the Landlord's reasonable legal costs incurred in granting the Lease.

VIEWING

Strictly by appointment through the Sole Agents on (0116) 222199