

block 56

CAMBRIDGE ROAD ■ WHETSTONE ■ LEICESTER ■ LE8 6LH

CANMOOR



Workshop/Storage Unit 897 sq ft (83.3 sq m) **TO LET**

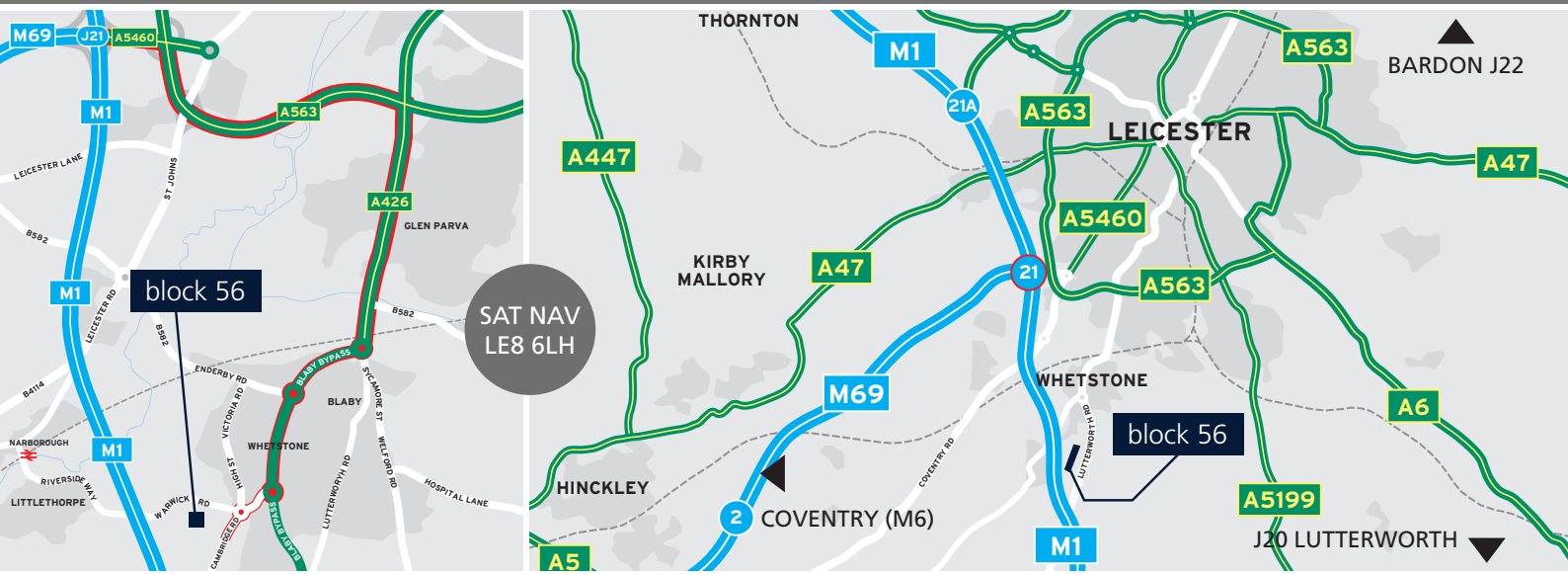
- Single storey, self contained
- Gas heating, 3 phase power
- Good Loading
- 24 hour site security
- Sought after estate

LEICESTER

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LOCATION

The estate is located to the south of Whetstone, a suburb of Leicester, approximately 5 miles to the south of the City Centre.

It is situated in an established industrial area, approximately 4 miles from Junction 21 of the M1, which connects directly to the M69, and only 13 miles From J1 of the M6.

DESCRIPTION

Self contained single storey workshop providing open space. The premises have a concrete floor, steel frame and good loading access via a roller shutter loading door. The premises also has 3 phase electricity, fluorescent lighting, gas supply and a gas radiant heater and WC's.

Outside there is space for 2 cars. The premises are part of the Whittle Industrial Estate which provides 24 hour security.

ACCOMMODATION

	sq ft	sq m
Ground floor workshop	897	83.3
Total	897	83.3

EPC

An EPC is available on request.

COMMUNICATIONS

M1 - Junction 21	4 miles
City Centre	5 miles
M6 - Junction	13 miles
Coventry	27 miles
Birmingham	43 miles

Source: AA Route planner

RATING ASSESSMENT

Rateable Value (2017):	£3,650
Ground floor offices	£0.499
Ground floor offices	£1,821

The premises are immediately available by way of a new full repairing and insuring lease

TERMS

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of **£5,500 per annum**. There is an estate service charge for security and estate maintenance /upkeep. This is currently estimated at £0.80psf.

VIEWING

Strictly through joint sole agents.



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