



**SHORT TERM LETS
AVAILABLE**



**FLEXIBLE INDUSTRIAL
ACCOMMODATION**



Gorse Hill Industrial Estate

109 Boston Road, Beaumont Leys, Leicester, LE4 1AW

Leasehold | Industrial Unit | From 24,654 - 75,196 Sq Ft (2,290 - 6,985.88 Sq M)

TO LET



Location

The property is situated upon Gorse Hill Industrial Estate approximately 4 miles north west of Leicester city and within close proximities to the M1, M69 & A46.



Description

The property provides flexible industrial accommodation starting from 24,654 sq ft up to 75,196 sq ft for the entire unit.

Industrial accommodation is arranged across two units split by a service yard.

Unit A benefits from the following specifications:

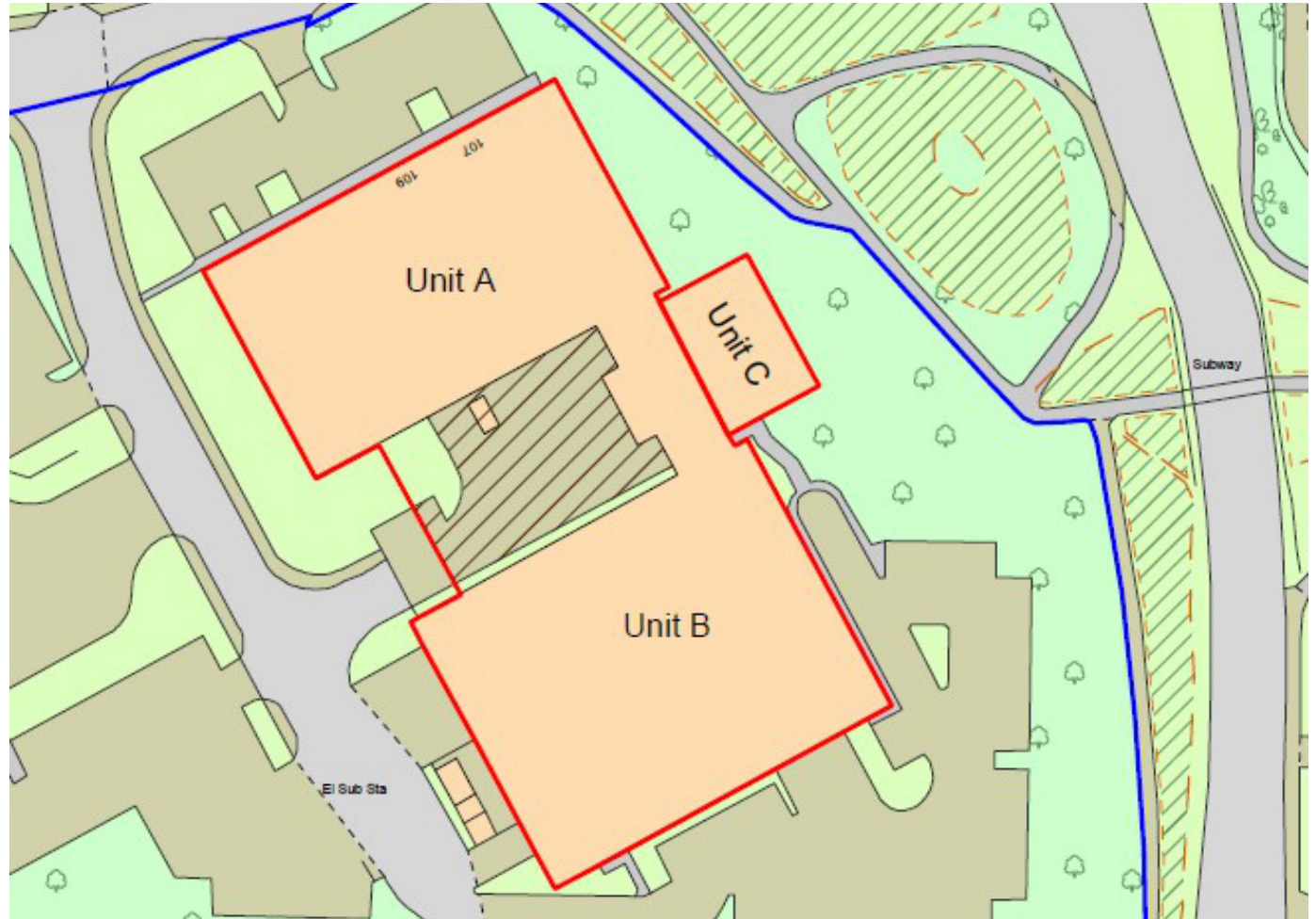
- X2 roller shutter doors
- Automatic LED Lighting
- 24m yard depth
- 30 car parking spaces
- Ground and first floor offices
- Male and female WCs

Unit B benefits from the following specification:

- X3 Roller shutter doors
- Front yard area 21m depth
- Side yard area 14m depth
- Male and female WCs
- Ground and first floor office accommodation
- 45 car parking spaces
- Barrier access to front of the property
- Surplus office accommodation located in Block C

Block C

- Office accommodation extending to a total of 14,491 sq ft
- Arranged over three floors
- Suspended ceilings
- LED lighting
- Perimeter trunking



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit A	24,654	2,290.41
Unit B	36,051	3,349.22
Unit C	14,491	1,346.25
Total	75,196	6,985.88



Amenities



Short Term Lets Available



Flexible Industrial Accommodation



M1 and M69



Further information

Tenure

Units are available to let separate or as a whole. Units are available by way of a new full repairing and insuring lease(s), on terms to be agreed, subject to vacant possession and contract.

Rent

Available upon application.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service will be payable for the maintenance and upkeep of the estate.

EPC

The EPC rating is C-62.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

All figures quoted are exclusive of Value Added Tax.

Viewings

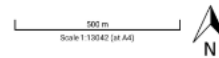
For further information or to arrange a viewing please contact one of the listed agents.



Gorse Hill Industrial Estate, Leicester



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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Leicester city centre - 3.7 miles• Nottingham city centre - 27.6 miles• Birmingham city centre - 46 miles
	Nearest Station <ul style="list-style-type: none">• Leicester - 4.7 miles
	Nearest Airport <ul style="list-style-type: none">• East Midlands - 16.9 miles

→ Viewings



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Particulars dated August 2024. Photographs dated August 2024.