

## TO LET: G/F INDUSTRIAL UNITS

Units 10 & 11

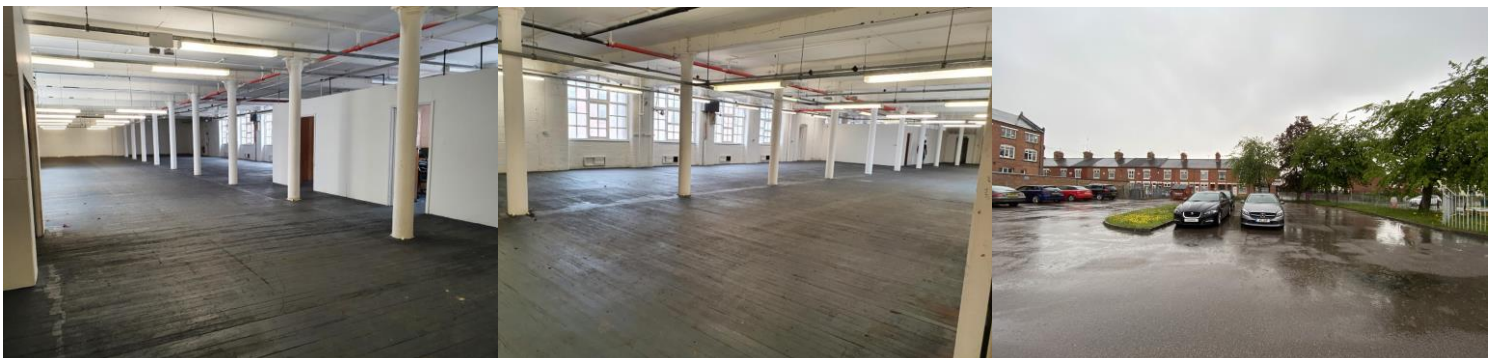
Bruin Street

Abbey Lane LE4 5AZ



**ANNUAL RENTAL OF: £27,200 PAX**

- Ground Floor Industrial Units
- Mixed Residential/Commercial Area
- Car Parking Available
- Located In Belgrave
- 5,438 sqft (505 sqm) approx.
- 2 Years Lease Term



### Location -

The property is located on the corner of Bruin Street and Ross Walk in the highly popular Belgrave Area. Situated amongst a mixed industrial/residential area, the property is approximately 2.0 miles North of Leicester City Centre. The property is easily accessible via all modes of transport and benefits from free street parking and high local footfall.

### Description -

Spacious ground floor industrial units of approximately 5,438 sqft (505 sqm). The units have their own water, gas and electric supply. Unit 11 has no toilet. Available from 1st February 2025.

### Accommodation

All measurements are approximate:

### Planning -

We understand the property has Class E(g) use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council on 0116 454 1000

### Rent / Service Charge -

Rent: £5 psft, £27,200 pa Tenant responsible for contents insurance, buildings insurance at 0.50 psft and service charge at £300 per quarter.

### Lease Terms -

The lease is to be for a term of 2 years on a full repairing and insuring basis outside the Landlords and Tenants Act 1954. Insurance costs are at £0.50 per sqft and there is a service charge of £300 per quarter.

### Legal Costs -

All parties are responsible for their own legal costs.



**Important Information:** All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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