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A 14 Francis Street, Stoneygate, Leicester LE2 2BD
26a Ganton Street, London W1F 7QZ



Unit 11 Ashville Way, Whetstone, LE8 6NU

TO LET

Size: 31,129.00 sqft (2,891.98 sqm) | **Rent:** Rent on Application

- To be refurbished
- Warehouse lighting
- Internal offices
- Men's & Women's WCs
- Level access loading
- Established trading estate
- Within 3 miles of J21 of M1 Motorway
- Onsite parking for approx. 20 cars

LOCATION:

The unit is situated on the established Ashville Trading Estate in Whetstone and is accessed via Cambridge Road. The estate is conveniently located for access to Leicester's ring road and Junction 21 of the M1 / M69 interchange only 3 miles to the north. The popular estate is situated west of the A426 which leads to Lutterworth and is approximately 7 miles south west of Leicester City Centre.

Occupiers on the estate include Alex Reid Ltd, Abbey Products, Base Group, Echo Fashions, Lithgo Press and Perfection Group.

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DESCRIPTION:

Detached industrial warehouse of steel frame construction with side elevations comprising part brick and block work with steel profile cladding above. The warehouse has a pitched roof with translucent panels and benefits from two level access roller shutter doors, minimum eaves height of 4.88m and approximately 20 parking spaces. There are internal offices set over ground and first floors which benefit from a reception area, gas fired central heating, lighting and Men's & Women's WC's.

The unit can potentially be split.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Warehouse	26,531.00	2,464.81
Office	4,598.00	427.17
TOTAL	31,129.00 sqft	2,891.98 sqm

TENURE:

Available on a new FRI lease on terms to be agreed

RENT: Rent on Application.

SERVICE CHARGE: To be confirmed

VAT: VAT will be applicable at the prevailing rate

RATEABLE VALUE: The property currently has a Rateable Value of £87,500

EPC: Available upon request.

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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