



**TO LET**

**UNIT 13C SAFFRON WAY, LEICESTER, LE2 6UP**

 **jarroms**



£12,750.00 p.a.



1,651 sq ft / 153.4 m<sup>2</sup>



### LOCATION

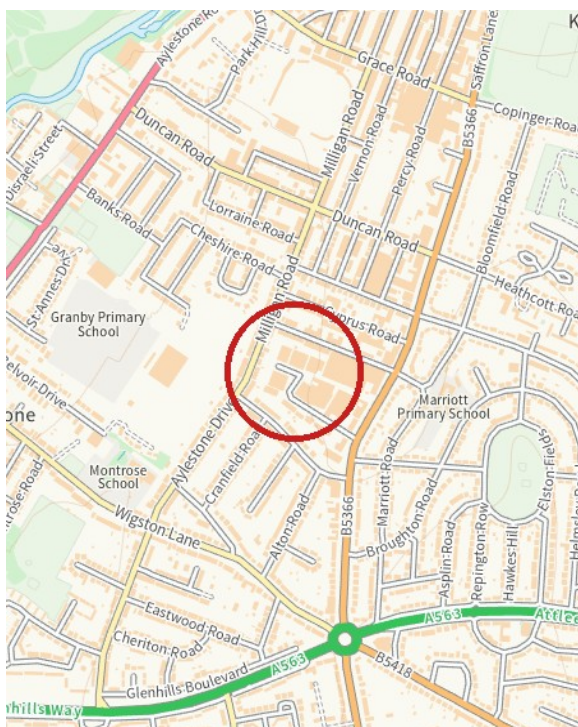
Saffron Way, Leicester — established commercial area.

### DESCRIPTION

Modern mid-terrace industrial unit with self-contained secure yard. Full height electric roller shutter, mezzanine with full cover, first floor office, ground floor WC and central heating throughout.

## ACCOMMODATION

| DESCRIPTION  | SIZE (SQ FT) | SIZE (SQ M)  |
|--------------|--------------|--------------|
| Floor 1      | 1,651        | 153.4        |
| <b>TOTAL</b> | <b>1,651</b> | <b>153.4</b> |



## USER

The premises have an existing use for class Class E (Formerly B1).

## SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

## TERMS

New lease. .

## LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.

An application fee will be payable in respect of referencing and AML checks.

## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

## RATING ASSESSMENT

Rateable Value: £5,700 Rates Payable  
£NIL (small business relief likely)  
This is an estimate for information only. Interested parties should check with the relevant local authority.



## VIEWINGS

Strictly by appointment with the agents

**JARROMS**

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