



To Let

Ground Floor Warehouse

Unit 3A 15 Abbey Gate + LEICESTER + LE4 0AA



3,790 Sq Ft

£17,500 per annum



Close to City Centre



Secure location



Minimum 3m clearnace height



Ground Floor unit



2 parking spaces

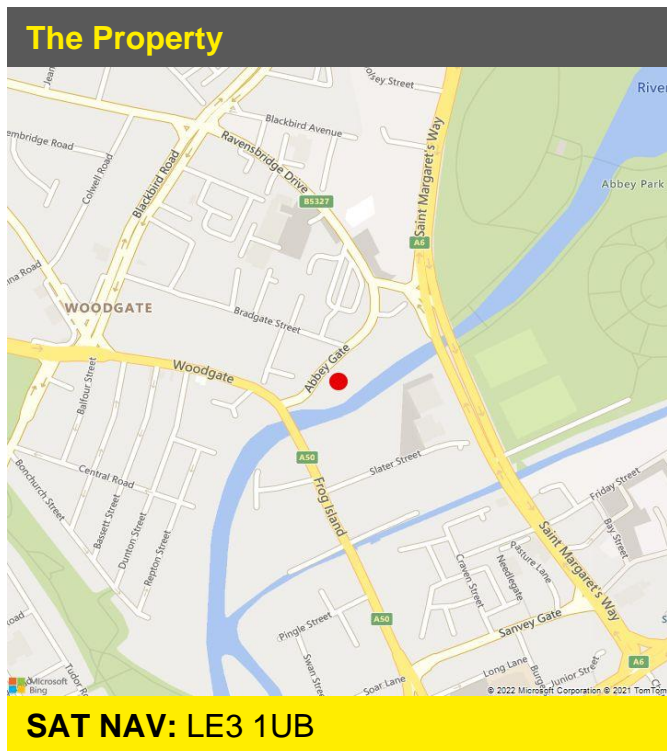


New lease available



Location

The premises are located off a secure yard which is accessed from the south side of Abbey Gate, between the junctions with Bradgate Street and the A50 at Frog Island, circa 1km (0.66 miles) north-west of Leicester city centre.



Description

A ground floor warehouse unit located within a larger two storey building and accessed over a shared yard (secure) at the rear of 15 Abbey Gate.

A front roller shutter provides loading to the unit and internally the minimum clearance height to the underside of supporting beams ranges from circa 3m to 3.25m.

2 parking spaces will be allocated with the unit.

Viewing

Strictly by appointment with the sole agent

Mike Allwood
mra@andash.co.uk
07969 149 386

Joe Dodd
jpd@andash.co.uk
07541 637 028

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor	3,790	352.1
TOTAL	3,790	352.1

Rating Assessment

The current allocated rateable value for this property is £9,200. This does however relate to a smaller floor area so may be subject to re-assessment upon completion of the letting.

Energy Performance Certificate

A copy is available upon request.

Terms

A new internal repairing and insuring lease is available at a passing rent of £17,500 per annum

VAT

Prices are quoted excluding VAT.

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.

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 Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell 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 Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in