



To Let

Small secure workshop/industrial

Unit 11 + Abbey Business Park + Friday Street + Leicester

LE1 3BW



885 Sq Ft

£10,000 per annum



Secure unit



Fully self contained



3 Phase power



Roller shutter door



Small business rates relief



Sought after city centre location



Location

Abbey Business Park is a small business park located in the heart of Leicester city centre. It is situated on Friday Street, which is a major arterial route that links the city centre with the A6 and M1 motorways. The business park is within walking distance of Leicester railway station and Highcross Leicester shopping centre.

Abbey Business Park is a popular location for businesses of all sizes. It offers a range of benefits, including:

- Excellent transport links
- Close to Leicester city centre
- A variety of unit sizes to suit all businesses
- High-quality office and industrial space
- On-site parking



Description

The premises are a self-contained workshop with internal clearance ranging from 5.2m to 5.9m.

Viewing

Strictly by appointment with the sole agent

Malcolm Grayson
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07855 956 361

Harry Brown
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07803 405 708

The space is fully open plan other than a small WC, s block to the rear. There is a corner glazed feature entrance which could make an ideal reception/office area.

The premises has a large sectional overhead loading doors.

Two car spaces are allocated.

Accommodation (GIA)

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Warehouse	885	82.2
TOTAL	885	82.2

Rating Assessment

Rateable Value (2023): £6,900

The property qualifies for small business rates relief.

Energy Performance Certificate

Rated C

Terms

The premises are available by way of a new full repairing lease subject to a commencing rental of

£10,000 per annum +VAT

Service Charge

The current estate service charge is £320.48 + VAT per quarter.

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.

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