

UNIT 3 TO LET

10,095 ft² (937 m²)



CLOSE TO M1, M69 & CITY CENTRE



SECURE YARD



ON-SITE PARKING & LOADING



www.ipif.com/freemenscommon

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

FREEMENS COMMON INDUSTRIAL ESTATE
CHISWICK ROAD, LEICESTER, LE2 7SX





LOCATION

Freemens Common is the principal wholesale trading estate within the Leicester City boundary and is situated approximately 1½ miles due South of the City Centre. Road communications to all parts of the City and the motorway at the M1/M69 junction are excellent. The unit is located prominently on Chiswick Road, providing access onto Commercial Square, the principal estate road through the trading estate.

DESCRIPTION

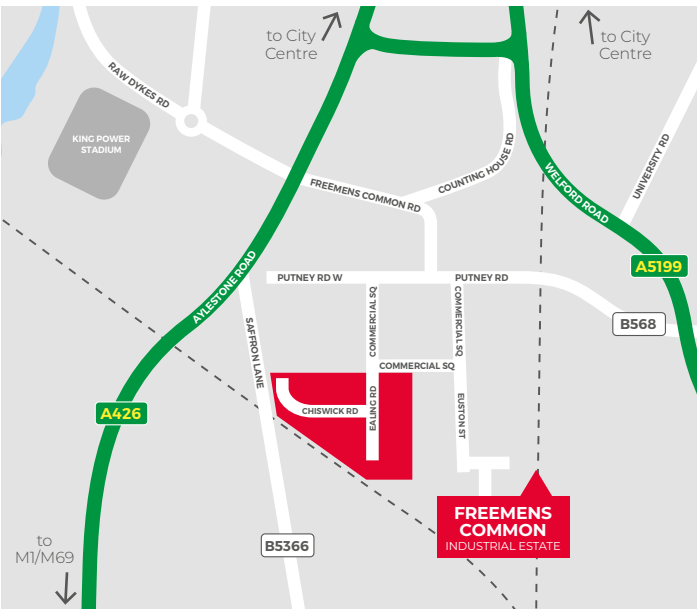
A modern single-storey factory / warehouse, constructed in brickwork under a pitched insulated steel sheet roof with GRP rooflights. The production area provides clear unencumbered accommodation, with a concrete floor throughout, good natural lighting and loading facilitated by means of roller shutter doors out onto the side driveway and rear yard. Two storey offices are provided for, with a mixture of open plan and more cellular areas; all well appointed throughout. WCs and kitchen facilities are provided for. Car parking is provided on the front forecourt and within a secure yard to the rear.



ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 3	M ²	FT ²
Ground Floor Warehouse	746.19	8,032
Ground Floor Office	89.46	963
First Floor Office	102.19	1,100
TOTAL (GIA Approx.)	937.84	10,095



SPECIFICATION

- Secure yard
- Clear single storey accommodation
- Two storey offices
- Approximately 5.2m to eaves
- Concrete floors throughout
- Single and 3 phase electrical power supply
- Private on-site car parking and loading

On behalf of the landlord



Liz Dunsmore
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AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M ²	FT ²
1	B&P FABRICATIONS LEICESTER LTD		
2	CLIFTON TRADE BATHROOMS		
3	TO LET	937	10,095
4	SANDICLIFFE GROUP		
5	UNIVERSITY OF LEICESTER		
6	LINDAB LTD		
7	HFD FLOORING		
8	SALLY SALON SERVICES		
9	CITY PLUMBING SUPPLIES		
10	TRAVIS PERKINS PROPERTIES LTD		
11	TOOLSTATION LTD		
A	WILLBOND		
B	GENERAL ALL PURPOSE PLASTICS		
C	BREWERS		
D	HOWDEN JOINERY LTD		
16	AEURO CAR PARTS		
17	DULUX DECORATOR CENTRE		
18	SCREWFIX DIRECT LTD		



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INNES ENGLAND
MAKE A GREAT DECISION
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LEASE TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

D-88.



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