



To Let

Industrial Unit

+ 68B Boston Road + Beaumont Leys + Leicester + LE4 1AW



10,969 Sq Ft

£67,500 per annum exc.



Popular location



**Good road links
(A563/A46/M1)**



**Close to local
amenities**



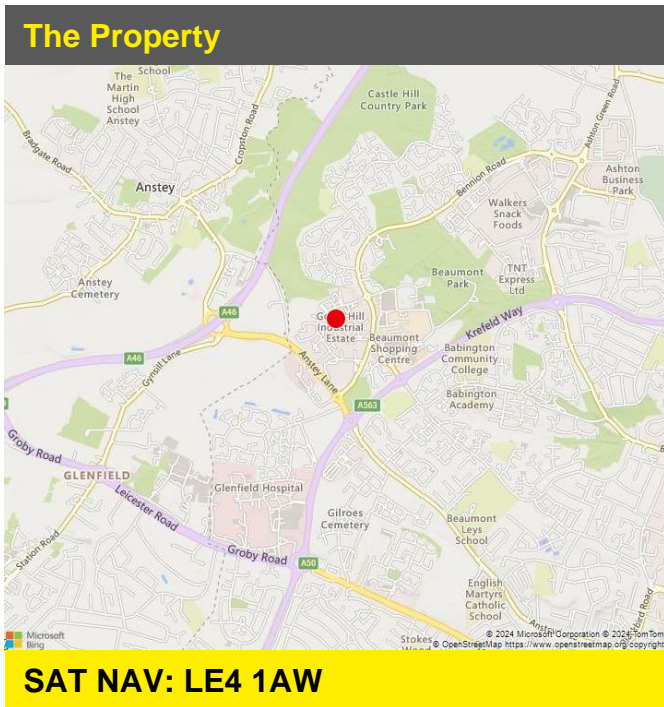
Large labor pool



Location

The property is located on Boston Road, within the popular Gorse Hill Industrial Estate, located circa 3 miles north of Leicester City Centre. Positioned immediately adjacent to Leicesters Outer Ring Road (A563) and A46 to the north, via Anstey Lane, the M1 is accessible 2.5 miles to the west at J21 and 8 miles to J22 via the A50.

Gorse Hill Industrial Estate is located to the west of Beaumont Leys leisure/shopping centre, anchored by a Tesco superstore, with a strong local labor pool.



Rating Assessment

Rateable Value (2023): £51,000

U.B.R (2024/2025): £0.512

Est. Rates Payable (2024/2025): £26,112

Rates information is for guidance purposes only.

Energy Performance Certificate

A copy is available upon request.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
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07702 369 280

Joe Dodd
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07541 637 028

Description

A semi detached portal framed industrial unit, with rear monopitch extension and offices to the front elevation, constructed on stilts, with ground floor reception.

Recently refurbished, the industrial accommodation is currently set out to provide open and unencumbered warehousing up to 5.4 metres with suspended LED lighting, solid floors and gas blower heating. A wrap around mezzanine floor is currently installed. The offices are currently set out to provide a mixture of open plan and more cellular accommodation. Suspended ceilings are fitted throughout, with inset LED lighting, gas central heating and carpeting.

Two dock level loading doors are accessed over a self contained concrete loading strip. Parking for circa 18 cars are marked immediately adjacent, including within the office canopy.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor Reception / WCs	413	38.4
Ground floor Industrial	8,179	759.9
First floor Offices	2,377	220.7
(Mezzanine)	(2,863)	(266)
TOTAL (excl. mezz)	10,969	1,019

Terms

The property is available for a period to be agreed on full repairing terms at a rent in the region of **£67,500 per annum exc.**

Prices are quoted excluding VAT, which is applicable.

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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