



To Let

Modern Warehouse Unit

L1 & L2 Troon Way Business Centre + Humberstone Lane +
Thurmaston + Leicester + LE4 9HA



9,000 Sq Ft

£70,000 per annum exc.



**Open
warehouse
accommodation**



**Large loading
forecourt**



**High
specification**



**Secure
attractive estate**



Popular location



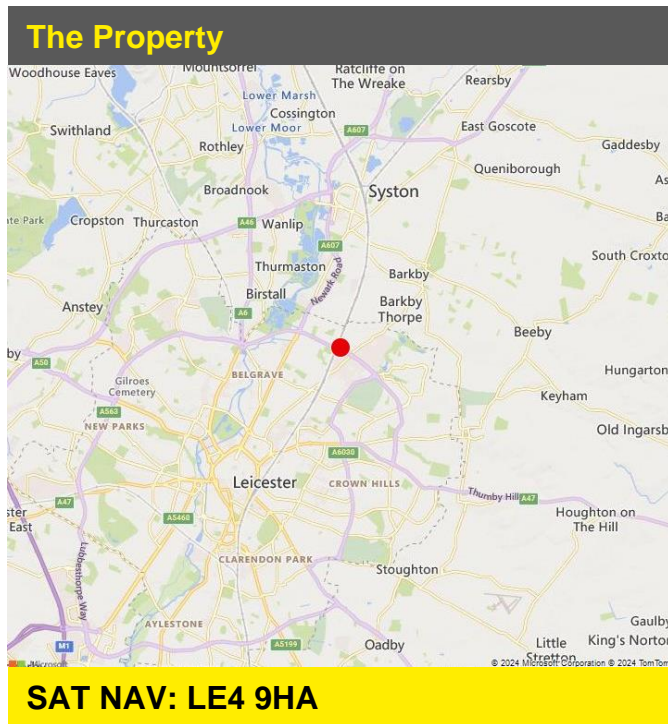
New lease



Location

The premises is situated on the Tron Way Business Centre approximately 4 miles north-east of Leicester City Centre. The site has good road communications being situated just off Leicester's outer ring road and ultimately the A46 and M1 (J21a).

Tron Business Centre is a well maintained site providing a variety of manufacturing, warehouse and office accommodation for a wide range of occupiers.



Description

Constructed around a modern portal frame, clad in brick/block and profile sheeting to the upper elevations and roof, the property provides modern unencumbered warehouse accommodation to an internal clearance of 5.5m. Fitted to a high standard, the specification includes suspended LED lighting, gas blower heating and solid concrete floors.

A single storey amenity block is situated to the front elevation, comprising canteen, WCs and an office. Suspended ceilings are fitted throughout, with inset LED lighting, non slip flooring and electric panel heating.

Loading is facilitated over a large concrete surfaced yard, by way of 3 level electric loading doors. Parking is designated immediately adjacent.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Warehouse + Amenity	9,000	836.1
TOTAL	9,000	836.1

Terms

The unit is available by way of a new full repairing and insuring lease for a period to be agreed from Q1 2025 at a rent of **£70,000 per annum exc.**

An estate charge is levied at 3% of the rent for upkeep and maintenance of common areas.

VAT

Prices are quoted excluding VAT, which is applicable at the prevailing rate.

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 (2023): £46,750

U.B.R (2024/2025): £0.512

Est. Rates Payable (2024/2025): £23,936

Rating information is for guidance purposes only and should not be relied upon.

Energy Performance Certificate

A copy is available upon request.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
kww@andash.co.uk
07702 369 280

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

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