

# TO LET

## Industrial/Warehouse Space

92 – 94 Gypsy Lane  
Leicester  
LE4 6RE

**1,890 – 14,171 sq.ft**

- Self contained ground floor accommodation
- Flexible lease terms
- External loading and parking
- Suitable for a variety of uses

**Rent Upon Application**

**APB**

PROPERTY CONSULTANTS  
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# Industrial/Warehouse Space

92 – 94 Gipsy Lane, Leicester, LE4 6RE



## Location

The property is situated on Gipsy lane, midway between Catherine Street and Melton Road. Leicester City Centre is situated approximately 1.5 miles to the east and there is easy access to the Outer Ring Road (A563) providing good connectivity with the motorway network.

## Description

There are four constituent parts either available separately or as a whole.

Fronting Gipsy Lane is a detached brick built building with double concertina loading doors under a pitched roof.

To the rear are three larger warehouse/light industrial units, each with their own self contained access. The accommodation is generally clear span space.

Externally, there is ample yard area and external parking.

## Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Unit 1	175.66	1,890
Unit 2	561.07	6,040
Unit 3	265.75	2,860
Unit 4	314.08	3,381
<b>Total GIA:</b>	<b>1,316.56</b>	<b>14,171</b>

## Current Rating Assessment

The Rateable Value for each part is yet to be assessed. Further details are available upon request.

## Lease Terms

The units are available to let on flexible lease terms.

## Rent

Upon application. It is understood that VAT will be payable on all rents.

## Service Charge

There will be a service charge application for the communal parts and main services. Further details are available upon request.

## EPC

Energy Rating



## Viewing

Strictly by appointment through agents APB:

**James Phillips**

[jmp@apbleicester.co.uk](mailto:jmp@apbleicester.co.uk)

**Reg Pollock**

[rp@apbleicester.co.uk](mailto:rp@apbleicester.co.uk)

**Will Shattock**

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### Conditions under which these details are issued

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