

# TO LET



## Industrial/Warehouse Premises

Unit 3  
92-94 Gipsy Lane  
Leicester  
LE4 6RE

- Self contained ground floor accommodation
- Flexible lease terms
- Parking facilities
- Suitable for a variety of uses

**265.75 sq.m.** (2,860 sq.ft)

**Rent: £15,750 per annum**



# Industrial/Warehouse Premises

Unit 3, 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

The property comprises a self-contained warehouse/industrial unit with its own exclusive access. The property generally provides clear span space with separate office, w/c and staff canteen facilities.

The unit is located towards the rear of the site and benefits from external car parking.

## Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Unit 3	265.75	2,860
<b>Total GIA</b>	<b>265.75</b>	<b>2,860</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice.

## Current Rating Assessment

Charging Authority: Leicester City

The property is yet to be assessed and it is anticipated that the individual units will be independently assessed for business rates purposes.

## Rent

£15,750 per annum. It is understood that VAT will be payable on rents.

## Lease

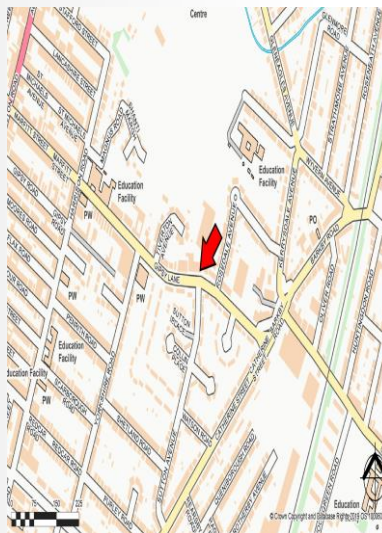
The unit is available to let on a flexible lease terms.

## Service Charge

There will be a service charge payable for communal parts and mains services. Further details are available on request.

## Possession

The unit is available upon completion of legal formalities.



## Viewing

Strictly by appointment through agents:

### APB

0116 254 0382

### Reg Pollock

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

### Will Shattock

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

#### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.