



**Unit 9/10 The Warren, East Goscote Industrial Estate, Leicester, Leicestershire
LE7 3XA**

Factory / Warehouse with Offices

- ▶ **GIA 5,000 sq ft (464.52 sq m)**
- ▶ **Car parking to front**
- ▶ **Loading to rear via 2 roller shutter doors**
- ▶ **Rental: £23,000 per annum exclusive**

For enquiries and viewings please contact:



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Location

The popular East Goscote Industrial Estate lies some 8 miles north of Leicester, directly off the main A46 Leicester to Nottingham trunk road. The junction with the Western Distributor road provides swift access to the northern arterial roads of Leicester and the M1 motorway Junctions 21 & 22.

Description

A modern end of terrace double unit constructed around a steel portal frame with brick / block work and cladded walls. Clear unencumbered production / warehouse space is provided with a concrete floor throughout and loading facilitated by means of two roller shutter doors. Offices are provided to the front, together with WC and kitchen facilities.

Car parking is available in front of the unit.

Accommodation

	Sq M	Sq Ft
Total	464.5	5,000

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

All mains services are connected to the premises

Electrics

There is both a single and three phase supply available.

Planning

The property has planning for industrial and warehouse uses.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The property is currently listed as Warehouse, Offices and Premises and has a rateable value of £20,250.

Source: VOA

Rent

Rental: £23,000 per annum exclusive

Service Charge

The lease will make provision for an estates service charge for the recovering of expenditure incurred by the landlord on the estate as a whole. Service charge are recouped on a proportionate basis.

VAT

VAT is applicable to the rent.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D85

Viewings

Viewings are by appointment with sole agents Innes England

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