



Unit 3 17 Chiswick Road, Freemans Common, Leicester LE2 7SX

Factory or Warehouse Premises

- ▶ **Total GIA 10,077 sq ft (936.17 sq m)**
- ▶ **Popular city centre trading estate**
- ▶ **Secure yard to rear**
- ▶ **Annual rental £50,000 per annum exclusive**

For enquiries and viewings please contact:



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Location

The premises are located on Chiswick Road within the Freemens Common Trading Estate, some 1.5 miles from the city centre. Freemens Common is the principal trading estate within the city boundary, providing excellent accessibility to the M1 / M69 interchange at Fosse Park via Aylestone Road and Welford Road, or alternatively into the city centre. The estate is well served by public transport.

Description

A modern single storey industrial warehouse unit, constructed in brickwork under a pitched insulated roof, with Perspex rooflights. The production area provides clear unencumbered accommodation, with a concrete floor throughout, good natural lighting and loading facilitated by means of roller shutter doors out onto the side driveway and rear yard. Two storey offices are provided for, with a mixture of open plan and more cellular areas; all well appointed throughout. WCs and kitchen facilities are provided for. Car parking is provided on the front forecourt and within a secure yard to the rear.

Accommodation

| | Sq M | Sq Ft |
|------------------------|--------------|---------------|
| Ground Floor Warehouse | 744.5 | 8,014 |
| Ground Floor Offices | 89.4 | 963 |
| First Floor Offices | 102.3 | 1,101 |
| Total | 936.2 | 10,077 |

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 property.

Planning

The premises have an existing consent for light industrial purposes. A warehouse use is likely to be acceptable, subject to approval from Leicester City Council.

Tenure

An assignment of the lease is proposed. The lease having been granted for a term of 10 years that will expire on 17th September 2024. The landlord may be prepared to consider the grant of a new lease, subject to negotiation.

The lease makes provision for a rent review to operate on 29th September 2019.

The lease is granted on a fully repairing and insuring basis.

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £33,500.

Source: VOA

Rent

£50,000 per annum exclusive

Service Charge

The lease makes provision for the collection of a common service charge to cover the maintenance of unadopted areas and landscaping.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D88

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 30-Oct-2020

