

TO LET



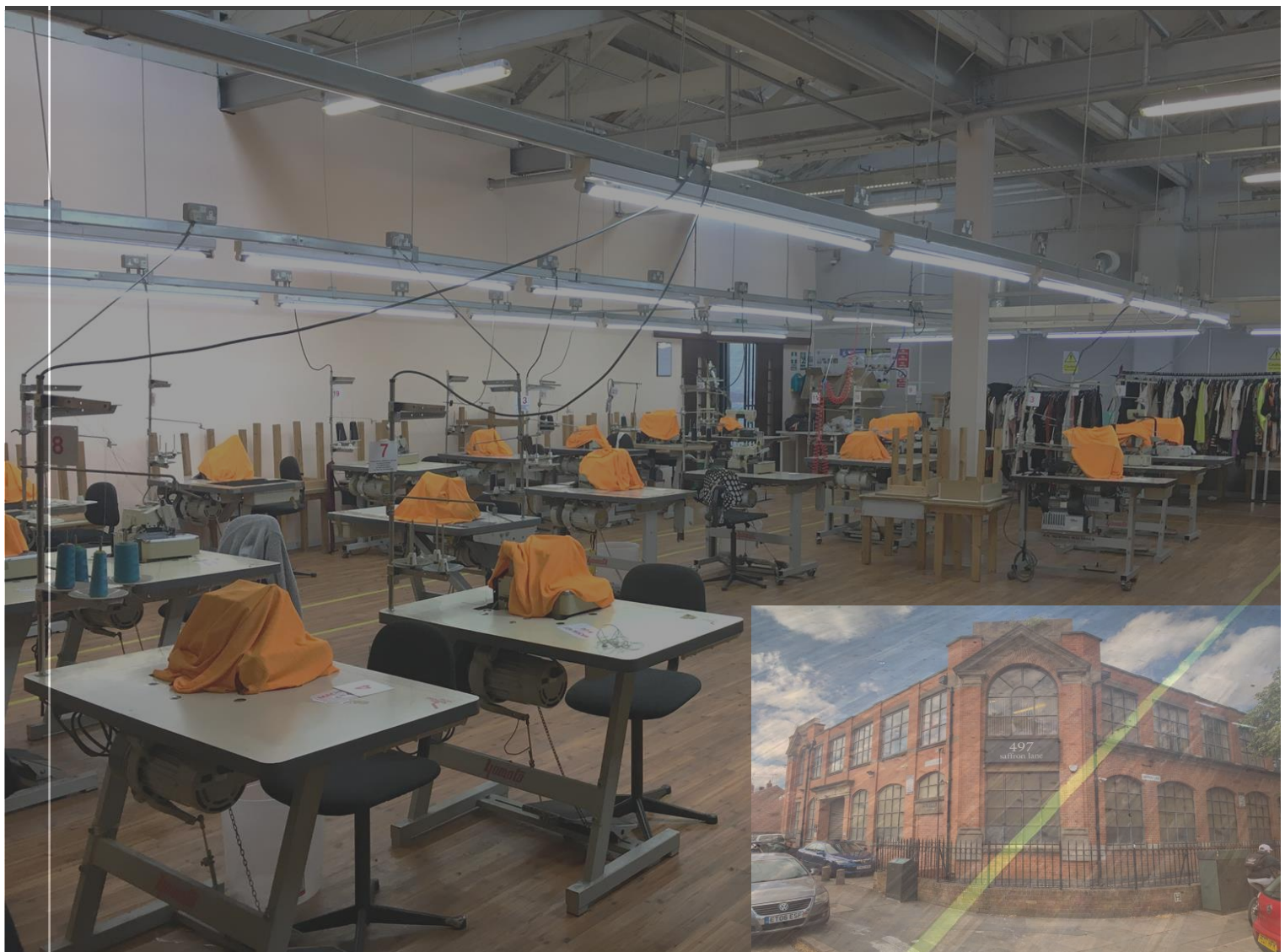
Industrial/Textile Space

497 Saffron Lane
Leicester
LE2 6UG

- Self contained ground floor suite in multi let building
- Large open plan area
- Gas central heating
- Would suit a variety of occupiers

167.53 sq.m (1,803 sq.ft)

Rent: £10,500 per annum



Industrial/Textile Space

497 Saffron Lane, Leicester, LE2 6UG



Location

The property is situated on Saffron Lane, which is one of the main routes into Leicester City Centre, and offers excellent access out to the Outer Ring Road and J21 of M1/M69 motorway interchange.

Description

The space available is a large open plan area currently fitted out for sewing/textile uses within a larger multi-let building. The property benefits from shared roller shutter access, shared kitchen and wc facilities and personnel entrance. Internally, the space benefits from strip lights and gas blower.

Accommodation

The property offers the following accommodation:

| | Sq.m. | Sq.ft. |
|------|--------|--------|
| Unit | 167.53 | 1,803 |

Current Rating Assessment

The property is currently split, but interested parties should contact Leicester City Council in relation to the rates liability.

Tenure

The property is available by way of a new licence for a number of years to be agreed.

VAT

It is understood that VAT will be applicable on the rent.

Service Charge

There will be a service charge applicable for use of the communal services and gas, water, electric and drainage. Please speak with the agents in connection with more details.

Energy Performance Certificate

497, Saffron Lane
LEICESTER
LE2 6UG

Certificate Reference Number:
0940-8946-0362-8220-3014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

139 This is how energy efficient the building is.

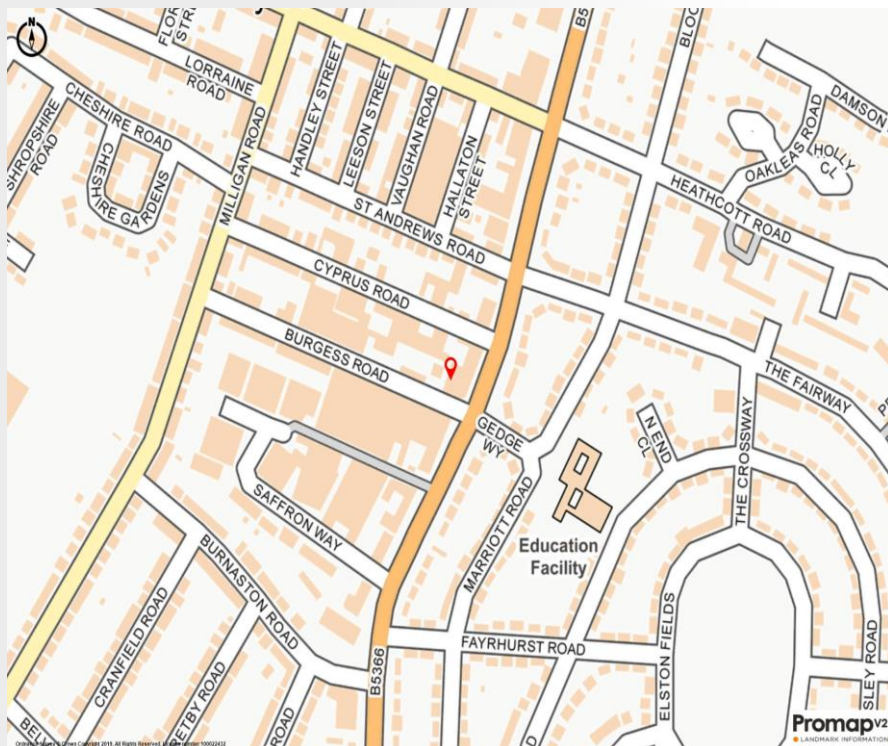
Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1056
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 121.79
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

25 if newly built
68 if typical of the existing stock



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

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.