

LET AGREED

UNIT 13C SAFFRON WAY, LEICESTER, LE2 6UP

jarroms







£12,000.00 p.a.

1,651 sq ft / 153.4 m²

No VAT on rent.

Parking.

Central location.

LOCATION

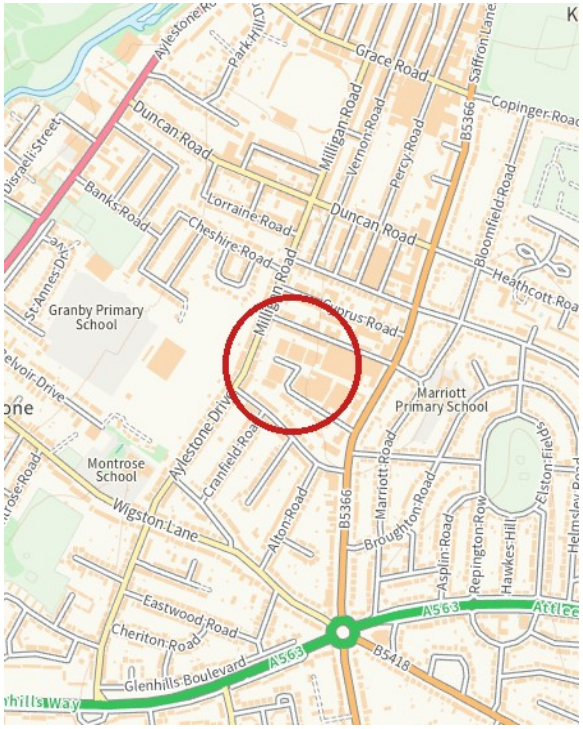
The property is situated on a busy industrial estate just off Saffron Lane which is one of the main arterial routes into Leicester City Centre (2½ miles) and is adjacent to the A563 Glenhills Way which provides direct access to the M1 (J21) 3 miles West.

DESCRIPTION

Modern mid-terrace industrial unit of steel portal frame and insulated cladding over a half height brick and block wall with self contained secure yard.
The unit has a full height electric roller shutter, the mezzanine provides full cover, there is a separate first floor office, a ground floor WC and central heating throughout.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	1,651	153.4
TOTAL	**1,651**	**153.4**





USER

The premises have an existing use for class Class E (Formerly B1).

SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

TERMS

New lease. .

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.
An application fee will be payable in respect of referencing and AML checks.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

RATING ASSESSMENT

Rateable Value: £5,700 Rates Payable £NIL (small business relief likely)
This is an estimate for information only. Interested parties should check with the relevant local authority.



VIEWINGS

Strictly by appointment with the agents

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