

**MATHER
JAMIE**
01509 233433

**23 Wenlock Way
Leicester
Leics
LE4 9HU**

TO LET
£23,000 pax



Industrial/Warehouse Unit

347.27 sq m (3,742 sq ft)

23 Wenlock Way, Leicester, Leics, LE4 9HU

DESCRIPTION

The property comprises a detached industrial warehouse unit of brick construction, beneath a pitched roof.

Internally the property provides a main warehouse area with office space and WC facilities.

The warehouse has an electric roller shutter door, heaters, solid concrete flooring, 3-phase power and internal clearance to eaves of 3.17m. The office space benefits from suspended ceilings and inset LED lighting. There is an extension to the main warehouse which provides additional storage space.

Externally there is parking to the front and a small yard to the rear of the property.

NB: The mezzanine (48.61 sq m / 523 sq ft) is a tenant addition which will be removed by the outgoing tenant. However, if an incoming tenant requests for it to remain, this is available by way of separate negotiation.

ACCOMMODATION

Main Warehouse & Offices	245.27 sq m	(2,644 sq ft)
Extension	102.00 sq m	(1,098 sq ft)
Total GIA	347.27 sq m	(3,742 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.



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RENT

£23,000 (twenty three thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: City of Leicester
Period: 2024/2025
Rateable Value: £16,500

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 79 within Band D. The EPC is valid until 23 April 2034.

PLANNING

We understand the premises have authorised planning consent under Classes E, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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LOCATION

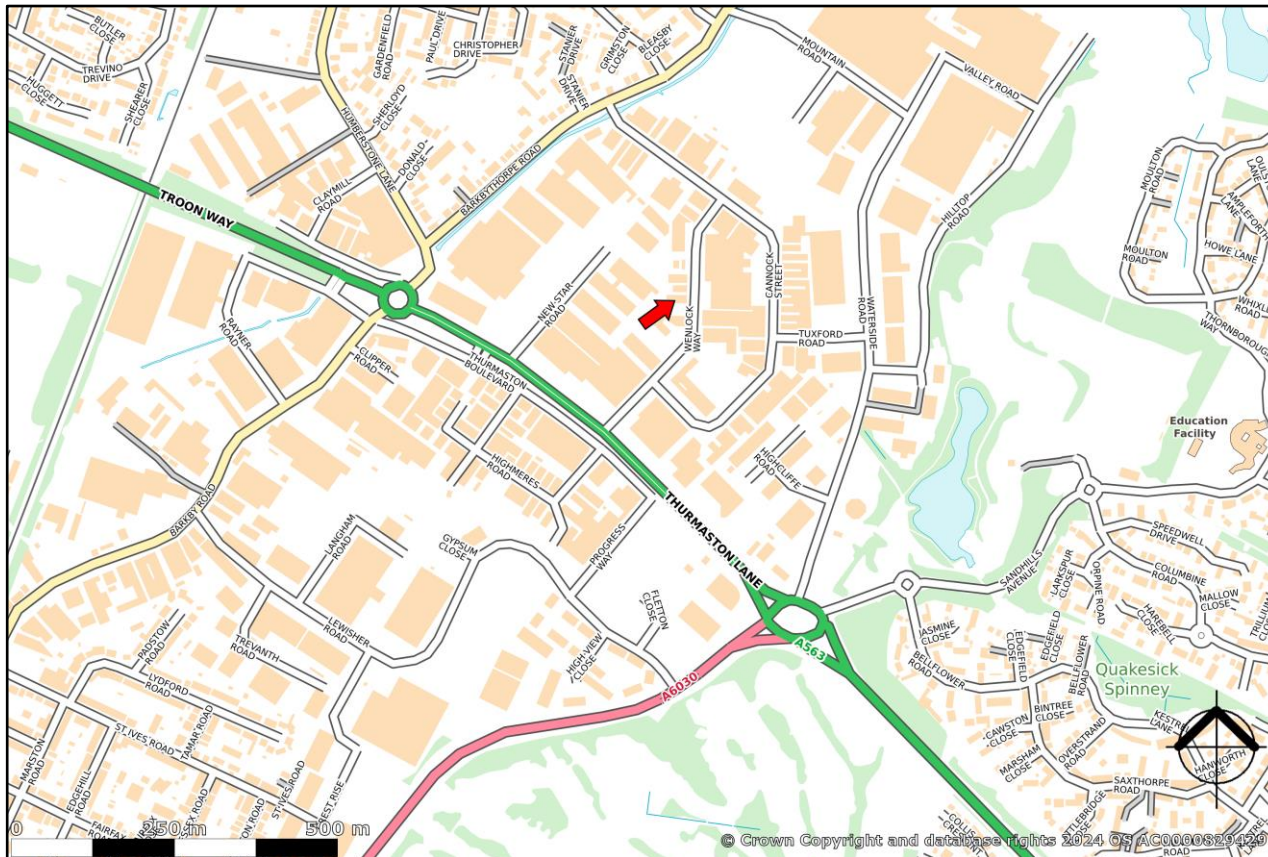
The property is located just off Leicester's outer ring-road in the Troon Industrial Estate, one of Leicester's largest and most well-established industrial areas, being located approximately 3 miles to the north-east of Leicester city centre.

The property's location offers excellent links to the A46 towards Nottingham and connection to the western bypass, providing a direct link to the M1 at Junction 21A.



what3words:

///enable.august.waving



CONTACT:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations