

**MATHER
JAMIE**

01509 233433

Unit 2, 7 Craven Street
Leicester
Leics
LE1 4BX

TO LET
£140,000 pax



**Substantial Warehouse,
Factory & Office Premises**

1,861.25 sq m (20,035 sq ft)

Unit 2, 7 Craven Street, Leicester, Leics, LE1 4BX

DESCRIPTION

Modern detached portal frame factory, warehouse and office premises in a city centre location.

The property benefits from solid concrete flooring, internal clearance to eaves of approximately 5.25m, steel roller shutter loading access doors to two entry points, dedicated car parking and yard area.

Internally the ground floor provides male and female WCs, in addition to further factory WCs, under-croft offices, pick-pack operation area plus substantial mezzanine within the warehouse for additional storage. The first floor provide attractive offices with meeting room, open plan offices and canteen, benefiting from suspended ceilings, inset LED lighting and gas central heating.

ACCOMMODATION

Warehouse 1 (GF)	1,180.61 sq m	(12,708 sq ft)
Warehouse 1 (FF – office / amenities)	235.58 sq m	(2,536 sq ft)
Total GIA	1,416.19 sq m	(15,244 sq ft)
Warehouse 2	445.06 sq m	(4,791 sq ft)
Total GIA	445.06 sq m	(4,791 sq ft)
Total GIA (whole)	1,861.25 sq m	(20,035 sq ft)



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TENURE

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

RENT

£140,000 (one hundred and forty thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: City of Leicester
Period: 2023/2024
Rateable Value: £70,000



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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 97 within Band D. The EPC is valid until 24 May 2026.

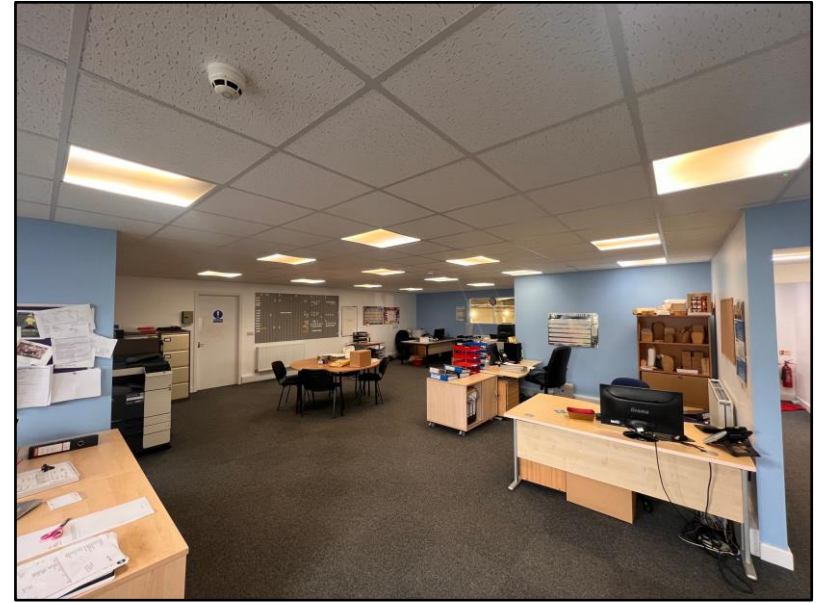
PLANNING

We understand the premises have authorised planning consent under Class B2 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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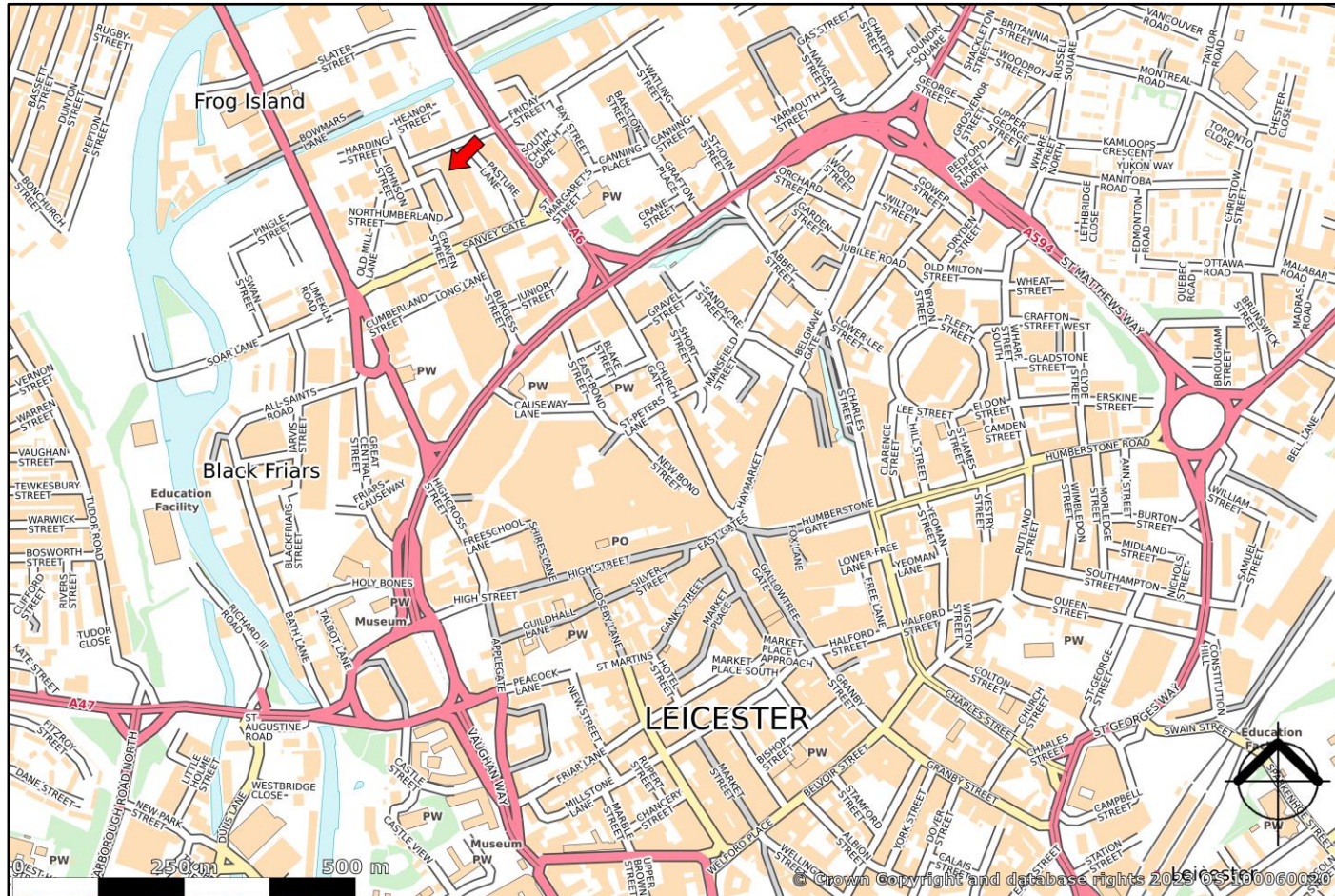
LOCATION

Located to the north of Leicester city centre, the subject property fronts Craven Street offering good road links via Sanvey Gate and Friday Street to both the A50 and A6 main tributary roads.



what3words:

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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