

**MATHER  
JAMIE**

01509 233433

**Unit 1, 7 Craven Street  
Leicester  
Leics  
LE1 4BX**

**TO LET  
£80,000 pax**



**Substantial Warehouse /  
Factory & Office Premises**

**925.78 sq m (9,966 sq ft)**

# Unit 1, 7 Craven Street, Leicester, Leics, LE1 4BX

## DESCRIPTION

The property provides a contemporary newly refurbished standalone factory/warehouse and office, strategically positioned in the heart of Leicester City Centre.

Notable features include:

- Substantial power provision – 70KVA
- Internal eaves height of approximately 5.25m
- 2x level access loading doors
- Internal offices
- Male & female WCs
- LED warehouse lighting
- Convenient off-street parking

## ACCOMMODATION

Ground Floor	844.9 sq m	(9,095 sq ft)
First Floor	80.88 sq m	(871 sq ft)
<b>Total GIA</b>	<b>925.78 sq m</b>	<b>(9,966 sq ft)</b>



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## TENURE

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

## RENT

**£80,000 (eighty 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: £38,500

## SERVICE CHARGE

There is an estate service charge applicable. Further details available upon request.

## 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 115 within Band E. The EPC is valid until 25 June 2030.

## PLANNING

We understand the premises have authorised planning consent under Classes B1/B2/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

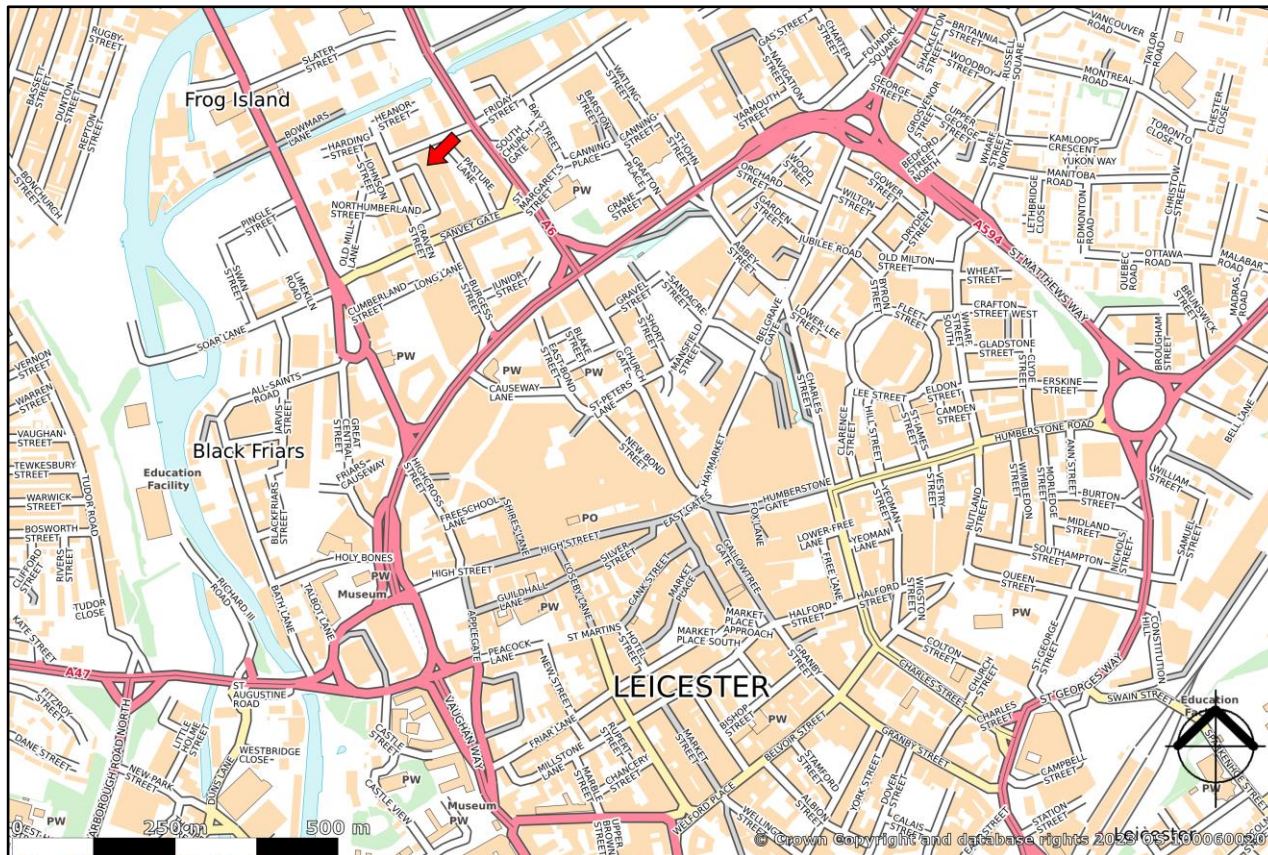
Positioned in the north of Leicester City Centre, the property is prominently located on Craven Street. Nearby occupiers include an array of local amenities, encompassing restaurants, cafes, retail establishments and essential services which caters to diverse business and leisure requirements.

The property benefits from excellent access to major road arteries such as Sanvey Gate and Friday Street which provides convenient access to the A50 and A6 tributary routes, facilitating efficient logistics and providing easy commuting options for employees.



**what3words:**

///narrow.slowly.moment



**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