



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£22,500 Per annum

UNIT 1, 21 BATTEN STREET  
LEICESTER | LE2 7QA

- Two Storey Warehouse/ Office
- Kitchen & WC facilities
- 3 Phase Electricity
- Roller Shutter



## LOCATION

The Property can be accessed from Batten Street which is located off the A426 on Aylestone Road.

## DESCRIPTION

The Property is split over two floors. The production area benefits from a roller shutter (2.97m (w) x 2.91 (h) . The floor to ceiling height is 3.37m.

Warehouse/Office Unit 2,970 sq ft

The ground floor consists of production area, kitchen and WC.

The first floor consists of reception area, open-plan offices, partitioned offices and server room.

No motor trades will be considered at this property.

## ACCOMMODATION

The Property provides a total (GIA) gross internal area of 2,970 sq. Ft (276sqm) split over two floors.

The ground floor has a gross internal area of 1,410 sq.ft.

The first floor has a gross internal area of 1,560 sq.ft.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £19,000. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The property has an EPC rating of D. A Copy of the certificate is available upon request.

## TERMS

A fully repairing and insuring Lease to be agreed.

## VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted. The

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## LEGAL COSTS

Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



#### SUBJECT TO CONTRACT Disclaimer:

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