



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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.

There is parking for approximately 5-6 cars directly in front of the Property.

SERVICE CHARGE INFORMATION

BUSINESS RATES

Rateable Value : £19,000

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

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.



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