

GROUND FLOOR WAREHOUSE TO LET - UNIT 2, Stadium Place, Leicester, LE4 0JS



Description:

A ground floor warehouse of approximately 8,000 sqft . with car parking, large shutter doors, good loading facilities, concrete flooring, 3 phase electric, gas blower heating.

The unit can be used as a single unit or divided into two units.

Location:

Property located on an industrial estate off Parker Drive, Leicester.

Business Rates:

The rateable value is £24,750.00.

The rates payable for 2009 are approximately £11,880.00 pa.

Rental:

We are seeking a rental of £19,000 pax.for the entire unit.

Terms:

We are able to offer the unit on flexible lease terms.

Services:

The units benefit from all mains services. The services, fittings and appliances (if any) have not been tested by the letting agents.

Legal Costs:

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

Viewing:

Strictly by appointment.

The Property Mis-description Act 1991:

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on Rating Assessments and Town and Country planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.
3. All information on the availability of main services is based on information supplied to us. Interested parties are recommended to arrange for any tests to be carried out prior to acquisition.

Health and Safety:

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.