

UNITS TO LET - Clarendon Business Park (former Clarendon Dye Works), Off Oakland Road, Leicester, LE2 6AP



Description:

Single storey units with single and three phase electricity supply, fluorescent strip lighting, good loading and communal car parking and w.c. facilities.

Location:

The Industrial Estate is located off Welford Road (A5199).

Directions:

Leave the City Centre via A594 Welford Road, Continue past the Leicester City Council Offices, Victoria Park, over the traffic lights taking the 6th right into Oakland Road where the industrial park is located on the right hand side before Morris Road.

Accommodation:

Unit 1 & 2 £230.00 per week exc

3000 sqft approx

Rateable Value:

Unit 1 £3,700

Unit 2 £4,900

Unit 5 £175.00 per week exc

1560 sqft approx

Rateable Value:

£3,400

Unit 15 £140.00 per week exc

1000 sqft approx

Rateable Value:

£2,800

Rent:

From £140.00 per week.

Service Charge Payable:

£17 pcm.

Lease Terms:

Flexible lease term and short term let.

Services:

The units have all main services with both single and 3 phase electricity supply.

Legal Cost:

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

Viewing:

By appointment through the sole letting agents.

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.