

TO LET

**Former LE Sansom Cash & Carry
New Pingle Street
Leicester
LE3 5DD**

- ❖ Large 2 Storey Warehouse
- ❖ 2 Storey Office Building
- ❖ Large Basement
- ❖ Total Size: 29,805 sq ft approx.
- ❖ Site Area: 0.81 acre (0.33 ha) approx.
- ❖ Goods Lift
- ❖ Large Yard/Parking Area
- ❖ May Split
- ❖ Flexible Lease Terms



RENTAL: PRICE ON APPLICATION

Kal Sangra Shonki Brothers Ltd are pleased to offer this large 2 storey warehouse with an interconnecting two storey office building and large basement of approximately 29,805 sqft on a site area of approximately 0.81 acres.

LOCATION

The property is located in Frog Island within the regeneration area.



Description:

A large 2 storey warehouse with a interconnecting two storey office building and large basement of approximately 29,805sqft on a site area of approximately 0.81 acres. There is a goods lift that serves all floors. Externally there is a large yard/parking area to the south and eastern elevations of the property. There is potential for development subject to planning permission.

Accommodation:**Basement:**

2,390 sqft (222 sqm)

Ground Floor:

Large warehouse, office, loading bay.

14,036 sqft (1,304 sqm)

First Floor:

Warehouse separated into 3 areas.

11,937 sqft (1,109 sqm)

Interconnecting 2 Storey Offices:

1,442 sqft (134 sqm)

GIA:

29,805 sqft (2,769 sqm) approx

Site Area:

0.81 acre (0.33 ha) approx

Note:

The property requires repair.

Planning:

- The site is within a regeneration area which Leicester City Council will be redeveloping in the future.
- The site has potential for significant development subject to planning permission.
- All enquiries should be made to Leicester City Council (0116) 454 3000.

Services:

The property benefits from electricity, gas and water services.

The services fittings and appliances (if any) have not been tested by the selling agents.

Energy Performance Certificate:

The property currently has a rating of 100 – Band D.

Viewing:

By appointment through the sole letting agent.

Important Information:

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.