

## UNIT TO LET

### Unit 4, First Floor, 91 - 101 Humberstone Road, Leicester LE5 3AN

- First Floor Unit
- 7,400 sqft (688.20 sqm)
- 4 car parking spaces
- £15,000 pax



#### Location:

The unit is located on a prominent position on the A47 Humberstone Road, close to St Georges Retail Park at the junction of St Georges Way / St Matthews Way Inner Relief Road. The unit is above the World of Furniture store.

#### Description:

We are pleased to offer this substantial first floor storage/warehouse unit with an eaves height of 10 ft (3 m) and 18 ft (5.5 m) to the apex, which is available to let. The unit has pedestrian access from the shared front entrance of the 2 storey building and the benefit of two separate loading accesses. The loading access from the side shared service yard via loading dock entrance/lift is easily accessible for vans/lorries. There is also a rear access to the unit via a shared loading shutter.

#### Accommodation:

First Floor Unit:	7,400 sqft (688.20 sqm) approx.
External:	Shared rear service yard
Car Parking:	4 spaces

The unit has the benefit of electricity and w.c's.

#### Rent:

£15,000 pax plus service charge.  
Rent is to be paid monthly in advance.  
We understand that VAT is not applicable.

**Service Charge:**

There will be a charge of approximately £0.15 psf for the building insurance.

**Terms:**

The unit is available to let on a new 3 year lease or longer with 3 yearly upward only rent reviews on a full repairing and insuring basis.

**Legal Cost:**

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

**Rating Assessment:**

Charging Authority: Leicester City Council

Description: Factory and Premises

Rateable Value: £19,000 approx.

Rates Payable: £9,101 approx.

Year: 2017/18

Please make your own enquiries in respect of the rating liability and small business relief.

**Services:**

The units have the benefit of electric and water services.

Sub-meters are installed.

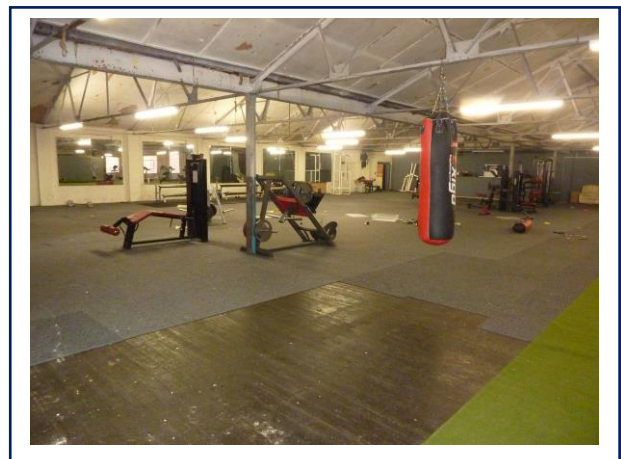
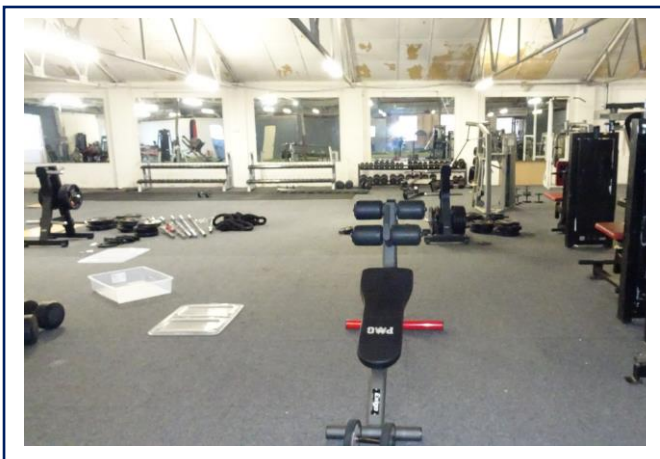
Evans 15 cwt lift leading to first floor.

**Energy Performance Certificate:**

The property has a current energy performance rating of 60 – Band C.

**Viewing:**

Strictly by appointment through the joint letting agents.

**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.

