



To Let

## Ground Floor Lock Up Unit

Ground Floor Unit 1A Northbridge Works + Storey Street +  
Leicester + LE3 5GR



**1,086 Sq Ft**  
(100.9 Sq M)



**Electric Roller  
Shutter**



**Established  
Industrial  
Centre**

**£12,000 Per Annum**



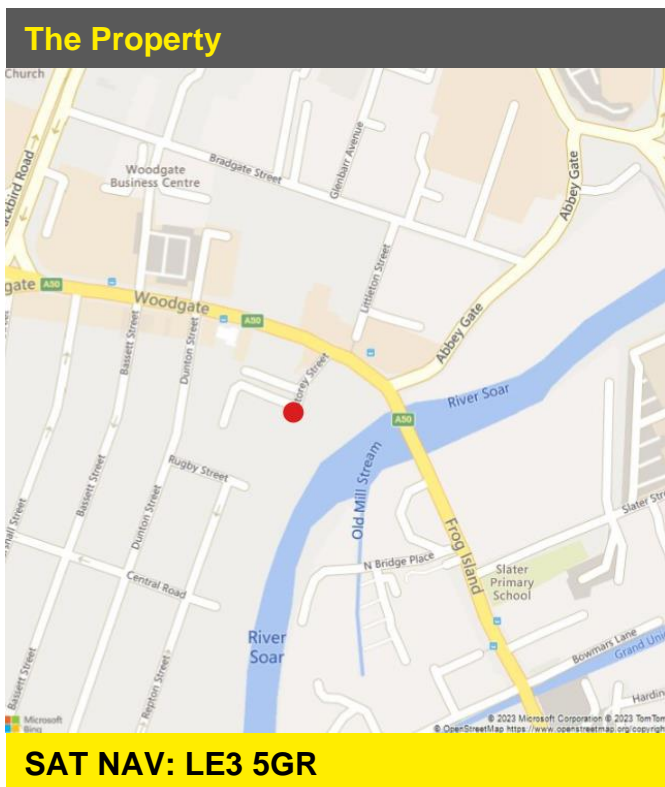
**Available  
Immediately**



### Location

The premises are situated in the Northbridge Works Industrial Estate off Storey Street in Frog Island in central Leicester, directly off the A50 leading to Blackbird Road.

Access to the A563 is provided approximately 1.4 miles to the North-West, leading to the A46 thereafter via a similar route distance. Junction 21 of the M1 is circa 4.6 miles from the premises.



### Description

The property comprises a ground floor unit of portal frame construction and rectangular proportions. The property has concrete flooring, and the walls are exposed brick with a painted finish. The property has an electric roller shutter with a clearance height of 3.5m.

Access is provided via a shared entranceway.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor Warehouse	1,086	100.9
<b>TOTAL</b>	<b>1,086</b>	<b>100.9</b>

### Rating Assessment

The premises is to be reassessed following lease completion.

### Energy Performance Certificate

A copy is available upon request.

### Terms

A new lease is available on internal repairing and insuring terms for a period to be agreed at **£12,000** per annum exc.

### VAT

VAT is not applicable on this property.

### Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

### Viewing

Strictly by appointment with the sole agent

**Conrad Gray**  
[csg@andash.co.uk](mailto:csg@andash.co.uk)  
07842 426 936

**Harry Brown**  
[hsb@andash.co.uk](mailto:hsb@andash.co.uk)  
07803 405 708

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