



To Let

## Detached Industrial Unit

Unit 14 Queniborough Industrial Estate + Melton Road +  
Leicester + LE7 3FP



**7,556 Sq Ft**

**£45,000 per annum exc.**



**Loading  
forecourt**



**Popular  
industrial  
location**



**Good road links**



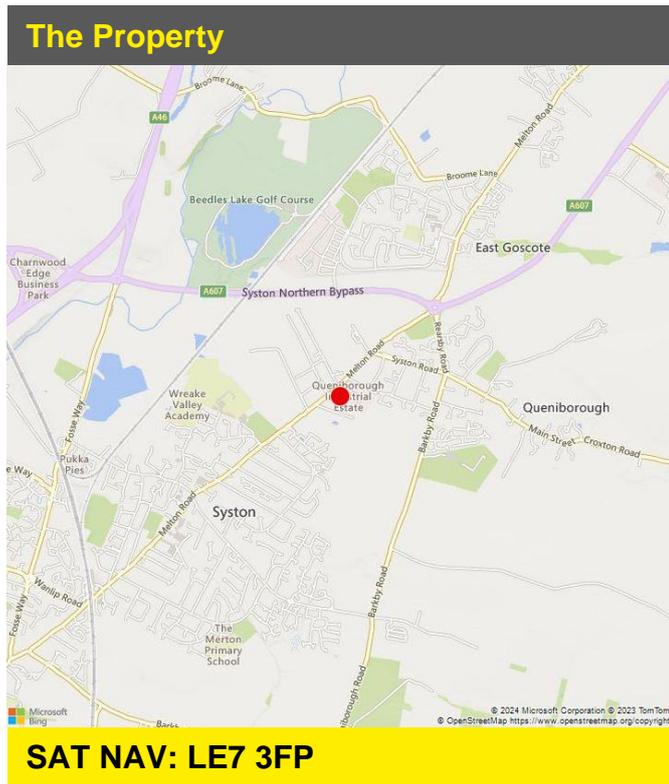
**Modern offices**



### Location

The property is located on Queniborough Industrial Estate, an established estate accessed off Melton Road to North East of Leicester City Centre. The estate is accessed immediately off the A607, which in turn links to the A46 to the west and major road networks within a short driving distance.

Labour is available within the vicinity, with main rail network access via Syston.



### Rating Assessment

Rateable Value (2023): £23,250

U.B.R (2024/2025): £0.512

Est. Rates Payable (2024/2025): £11,904

Rating information is for guidance purposes only and should not be relied upon.

### Viewing

Strictly by appointment with the sole agent

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**Joe Dodd**  
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### Description

A detached single storey industrial unit, built in the majority of steel truss construction with corrugated sheet roof over. A modern portal framed extension has been constructed to the front elevation, providing two floors of accommodation. A single storey flat roof extension is located to the rear.

The property comprises flexible industrial accommodation at ground floor level with offices at first floor to the front elevation. The offices are fitted to a good standard, with LED lighting, air conditioning, kitchen and glazed partitioned office. A trade counter along with a collection of cellular meeting rooms/offices are situated off the pedestrian entrance.

A timber framed mezzanine floor is installed across the industrial accommodation, providing ground floor working heights of c. 2.9m, with solid floors and LED strip lighting. A solid fuel blower provides heat to this area and three phase power is in situ.

A large concrete surfaced forecourt provides parking and loading by way of a roller shutter door.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground floor</u> Industrial	5,040	468.2
<u>Ground floor</u> Trade counter / Offices	992	92.2
<u>First floor</u> Offices	1,203	111.8
<b>TOTAL</b>	<b>7,556</b>	<b>702</b>

### Terms

The property is available by way of a new full repairing lease, for a period to be agreed at a rent in the region of **£45,000 per annum exc.**

### VAT

Prices are quoted excluding VAT.

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