



**To Let**

# Prominent Roadside Industrial Unit

+ 11 Putney Road + Leicester + LE2 7TF



**8,561 Sq Ft**

**£69,500 per annum exc.**



**Modern  
warehouse with  
trade counter**



**5.5m Eaves**



**Two loading  
doors**



**Prominent  
position within  
trade location**

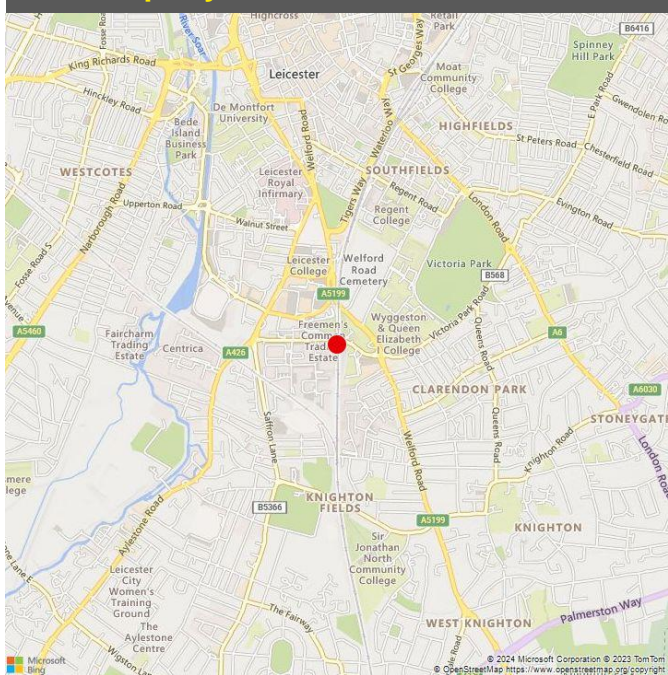


### Location

The property occupies prominent roadside locations within the Freemans Common area of Leicester, situated c. 1.5 miles to the south of the city. Freemans common is the principle trade location within the City, with occupiers in the immediate vicinity including, amongst others, Toolstation, Willbond, Brewers, Clifton Trade Bathrooms and Screwfix.

With immediate access to the Inner Ring Road and the recent addition of the Putney Road West relief road, road communications are good.

### The Property



**SAT NAV: LE2 7TF**

### Rating Assessment

Rateable Value (2023): £56,000

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £28,672

### Energy Performance Certificate

A copy is available upon request.

### Description

A modern detached industrial unit constructed around a steel portal frame, with brick and profile sheet elevations and profile sheet roof coverings. The property comprises warehouse accommodation, with internal clearance of 5.5m, with trade counter and ancillary office accommodation. Suspended LED lighting is installed along with a gas blower heating system.

Loading is facilitated over a self contained yard, with two electric full height shutters, which extends to the south in a triangular shape. Additional parking is available at the front of the site.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<b>Ground floor</b> Warehouse	6,834	634.9
<b>Ground floor</b> Trade counter / Offices / Amenities	1,727	160.4
<b>TOTAL</b>	<b>8,561</b>	<b>795.3</b>

### Terms

The property is available for a period to be agreed on full repairing terms from Q2 2024 at an initial rent of **£69,500 per annum exc.**

### VAT

Prices are quoted excluding VAT.

### 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

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