

**ANDREW+**  
**ASHWELL**



**To Let**

# City Centre Industrial Unit

+ 25 Bath Lane + Leicester + LE3 5BF



**1,359 Sq Ft**

**£14,500 per annum exc.**



**Flexible  
industrial  
accommodation**



**Refurbished  
unit**



**Rare city centre  
unit**



**Immediately  
available**



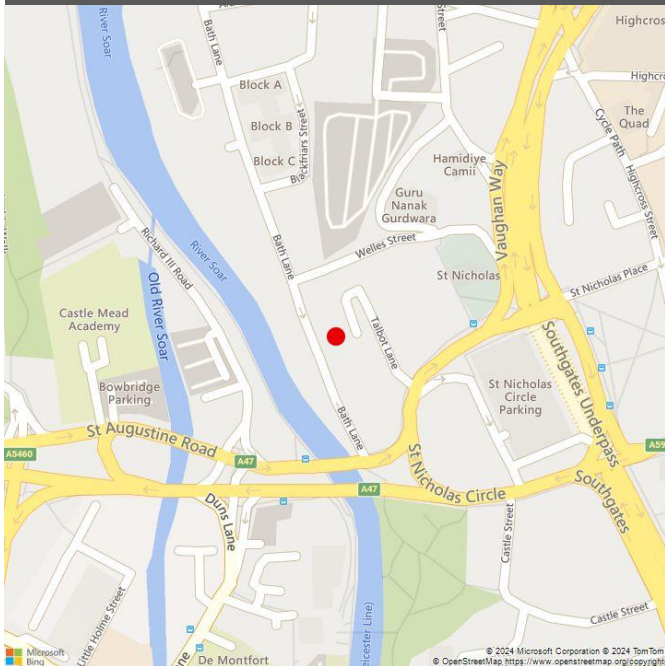
0116 254 1220 | [andash.co.uk](http://andash.co.uk) | 53 London Road, Leicester LE2 0PD

## Location

The property is located on Bath Lane, Leicester, an inner city location to the west of Leicester City Centre.

Access roads are good, positioned off Leicester's Inner Ring Road, at its junction with the A47 (Hinckley Road), which provides road communications around the City and County. The M1 (J21) and M69 intersection is located 4 miles to the south west.

### The Property



**SAT NAV: LE3 5BF**

## Rating Assessment

Rateable Value (2023): £9,500

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £4,864\*

\*Small businesses may benefit from rates exemption.

## Energy Performance Certificate

A copy is available upon request.

## Description

An end terraced monopitch industrial unit, clad in brock and brick with corrugated roof over.

Internally, the property provides open industrial accommodation, to an eaves of 4.4m, increasing to 6.2m to the apex. The property has been recently refurbished and is fitted with suspended LED lighting and is fully redecorated, ready for occupation. An office, WCs and a kitchenette are situated to the front of the property.

Loading is facilitated over a shared concrete forecourt, via a concertina loading door. 2 Parking spaces will be allocated within the estate.

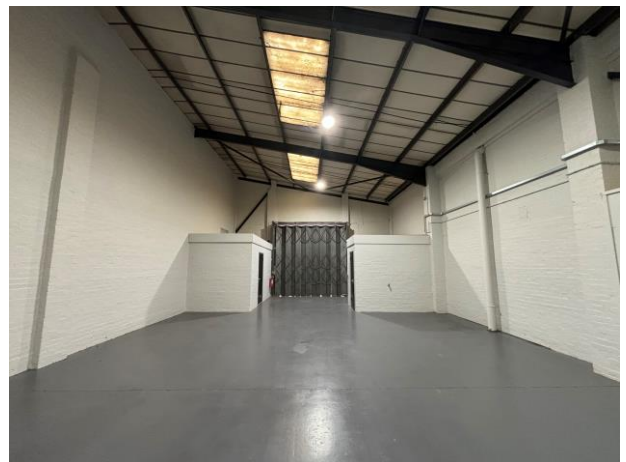
## Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Industrial / Office / WCs	1,359	126.3
<b>TOTAL</b>	<b>1,359</b>	<b>126.3</b>

## Terms

A new lease is available for a period to be agreed at an initial rent of **£14,500 per annum exc.** Prices are quoted excluding VAT.

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**  
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07842 426 936

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