



## 6 Industrial Units

Broad Street, Syston, Leicester, LE7 1HL

### Industrial Units Under Construction

**Rental £19,000 pa - £24,500 per annum + VAT**

**1,884 to 2,411 sq ft**  
(175.03 to 223.99 sq m)

- 6 Individual Industrial units
- Construction Started May 24
- 4 @ 2,411 Sq Ft, 1 @ 1,884 Sq Ft and 1 @ 2,260 Sq ft
- Site area of Circa 0.71 Acres
- Approximately 1 mile from the A46 and 12 miles to the Fosse Park M1 intersection with the M69
- Less than half a mile from the centre of Syston

# 6 Industrial Units, Broad Street, Syston, Leicester, LE7 1HL

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 1,884 to 2,411 sq ft   |
| <b>Rent</b>           | £19,000 - £24,500 per annum  |
| <b>Business Rates</b> | To be assessed when complete   |
| <b>VAT</b>            | Applicable   |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>Estate Charge</b>  | An Estate charge will apply for communal areas.                            |
| <b>EPC Rating</b>     | EPC exempt - Currently being constructed or undergoing major refurbishment |

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft         | sq m            | Rent           | Availability |
|--------------|---------------|-----------------|----------------|--------------|
| Unit - 1     | 2,411         | 223.99          | £24,500 /annum | Available    |
| Unit - 2     | 2,411         | 223.99          | £24,500 /annum | Available    |
| Unit - 3     | 2,411         | 223.99          | £24,500 /annum | Available    |
| Unit - 4     | 2,411         | 223.99          | £24,500 /annum | Available    |
| Unit - 5     | 1,884         | 175.03          | £19,000 /annum | Available    |
| Unit - 6     | 2,260         | 209.96          | £22,750 /annum | Available    |
| <b>Total</b> | <b>13,788</b> | <b>1,280.95</b> |                |              |

## Description

Currently under construction these 6 units have brick and metal clad elevations under a profiled and insulated mono-pitch metal covered roof with translucent panels. Each unit has a roller shutter door (5.1m height) and additional personnel door within a full height glazed panel with powder coated aluminium frame. 6m eaves and 7.2m Ridge. Each unit will have a Wc with WH Basin and a Kitchenette area.

## Location

Situated less than a quarter of a mile from the centre of Syston, which lies approximately 7 miles from the centre of Leicester City and around 12 miles from the M1 at Fosse Park

## Terms

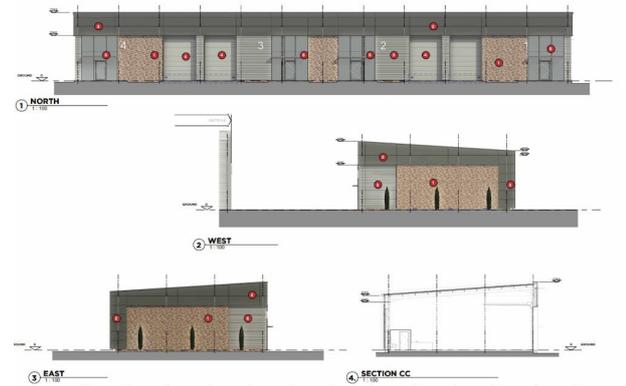
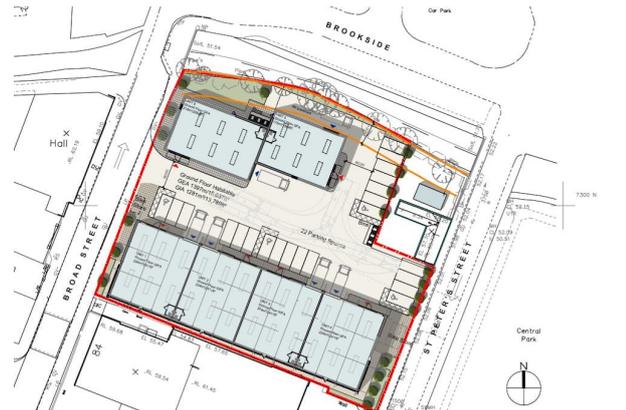
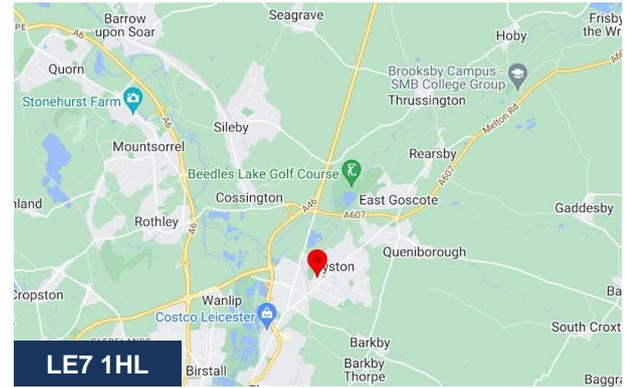
New FRI leases will be provided for a minimum 5 year term with a annual upwards only CPI linked minimum increase with a collar and cap reviewed at the rent review periods. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

## Viewings

The site is under construction and no viewings can take place at the current time. The location can be viewed from the public highway.

## Planning

Planning consent was granted on 19th of July 2022 by Charnwood Borough Council under application Number P/21/0706/2. PDF's of the consent are available on request



## Viewing & Further Information



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