



Unit @ The Croft, High Street, Leicester, LE8 6LQ

£850

AVAILABLE 1ST JUNE 2024 - Ideally located in Whetstone, within three miles of Major motorway connections, and close to Leicester City Centre.

An industrial unit of 1000 sqft, benefitting From:

- Negotiable Lease Terms
- 3 phase electric
- 2.7m wide 2.9m high doorway.
- 2 x parking spaces
- No business rates to pay
- 20ft storage container also available at extra cost
- Gated yard with CCTV

Sorry, no motor trades.

Fees

Incoming tenants will be required to pay legal costs of £500.00 + vat, agents fees of £500.00 + vat and a months deposit to reserve the property.





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		