Industrial / workshop unit for lease



Ravensbridge Drive, Leicester, LE4 0BX



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- Industrial / workshop unit
- Offices / extensive yard / parking areas
- 16,547 sq ft (1,537.26 sq m) GIA

Get more information

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Avison Young

Orchard Court 4 Binley Business Park Coventry CV4 2TQ

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Property Description

The premises consists of traditionally built; twin bay industrial unit that sits under a pitched roof clad with corrugated sheets. The building is located on a shared site which includes extensive parking / yard areas. The unit is served by all mains services including gas, water and 3-phase electricity.

Externally, the unit provides a large surfaced yard area, with designated parking.

Specification

- 2 concertina level access doors
- Vehicle inspection pit

- 4.28 m working height
- LED lighting

- Extensive yard area
- WC and kitchenette facilities
- 3 storey office accommodation Extensive parking area

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq ft	Sq m
Warehouse	15,693	1,457.94
Office / stores	854	79.32
Total (GIA)	16,547	1,537.56

Rent

Rent on application.

EPC

Rating E120 valid until July 2028.

Location

The unit is situated on Ravensbridge Drive, approximately 1 mile North-West of Leicester City Centre. The area is home to mix of commercial users and residential dwellings.

The nearby A50 provides excellent access to the M1 and the wider motorway network. The nearest M1 Junctions are less than 3 miles away and provide quick and easy access to both the M6 & M69 motorways. Nearby occupiers include, Halfords, The Range, Travis Perkins & Toolstation.

Millison's Wood

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

Rates

We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises.

Tenure

Available Leasehold on a new full repairing and insuring lease.

Please enquire for further details

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or and an analysis of the station.



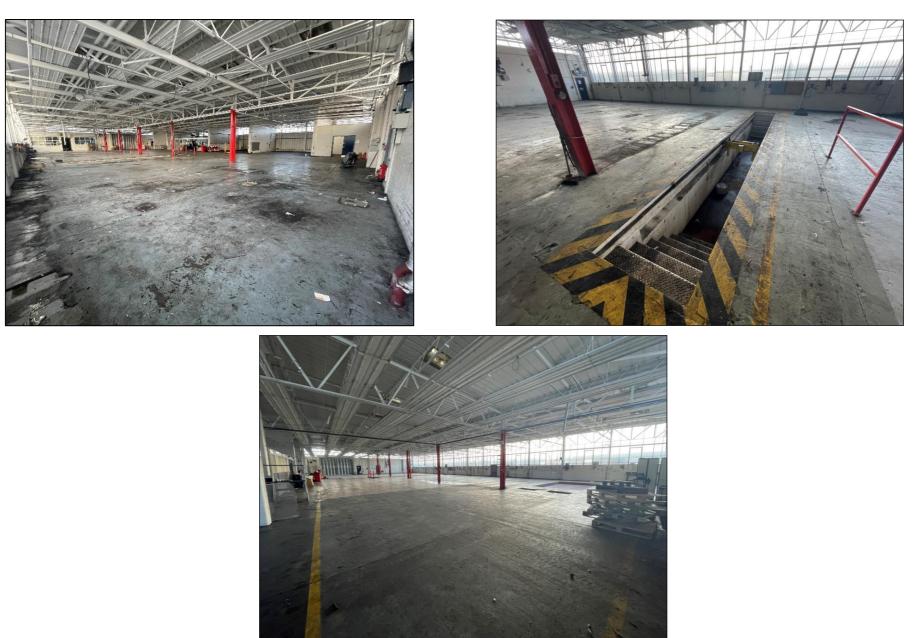


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- 3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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