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Niche Commercial Property Agents



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Refurbished Unit on Established Industrial Estate

Unit 3A Trevanth Road, Leicester, LE4 9LS

Total GIA: 4,626 sq. ft

TO LET

KEY FEATURES



Refurbished



LED Lighting



Level Access Loading



WC's



Tea Point



Translucent Roof Panels



Allocated Parking



LOCATION :

This premises is situated within the established Troon Industrial Estate, North East of Leicester City Centre. The site benefits from close proximity to the Inner Ring road, leading onto the A46 and M1. Crest Rise has a direct link to Leicester City Centre via Lewisher Road and the A6030. The City Centre is approximately 3.2 miles away. Neighbouring and nearby occupiers include Colourbank Carpets, Universal Flexible Packaging, Leicester Porsche and Aldi.

DESCRIPTION :

This recently refurbished unit, situated within the established industrial location of Troon Industrial Estate, provides a flexible environment for businesses. Internally, benefit from efficient LED lighting, level access loading, and essential amenities including a WC and tea point. The unit falls under Use Class B1/B2/B8, providing flexibility for various business activities. Externally, the property boasts a robust steel portal frame, a steel profile cladding roof, and distinctive brick and block work elevations with steel profile cladding to eaves. Translucent roof panels illuminate the space, creating a bright working environment, and each unit comes with allocated parking.

CONTACT:



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TENURE:

Leasehold.

RENT:

£42,000 per annum

RATEABLE VALUE:

£28,250 per annum.

SERVICE CHARGE:

An estate charge will be applicable.

VAT:

Applicable.

LEGAL COST:

Each party will be responsible for their own costs

EPC:

D, 89

PREMISES:

	AREA SQFT	AREA SQM
WAREHOUSE	4,626	429.77
<i>TOTAL</i>	4,626	429.77

