

phillips sutton

Niche Commercial Property Agents



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Substantial Warehouse/Factory & Office Premises

Unit 6 Craven Street

7 Craven Street, Leicester LE1 4BX

Total GIA: 4,598 sq. ft

TO LET



KEY FEATURES



1x Loading Access Door



Office Amenities



WC's



Off Street Parking



Heart of Leicester's City Centre



5.25m Clear Internal Height



Versatile Space



Flexible Use

LOCATION :

Positioned to the north of Leicester's city centre, this property holds a prominent presence on Craven Street. In its close vicinity, an array of local amenities, encompassing restaurants, cafes, retail establishments, and essential services, caters to diverse business and leisure requirements. Exceptional connectivity to major road arteries such as Sanvey Gate and Friday Street ensures convenient access to the A50 and A6 main tributary routes, facilitating efficient logistics and providing easy commuting options for employees.

DESCRIPTION :

Unit 6 presents a contemporary, standalone factory, warehouse, and office property, strategically positioned in the heart of the city centre. Notable features include concrete flooring, internal eaves height of approximately 5.25 meters, and efficient entry points with steel roller shutter loading doors. The property also offers the convenience of off street parking.

ACCOMMODATION:

	AREA SQFT	AREA SQM
GROUND FLOOR	3,797	352.75
1ST FLOOR OFFICE	801	74.41
TOTAL	4,598	427.16

TENURE:

Leasehold.

RENT:

£41,184 per annum.

RATEABLE VALUE:

£20,000.

VAT:

VAT will be charged at the prevailing rate.

LEGAL COST:

Each party will be responsible for their own legal costs incurred in the transaction.

EPC:

D,97

USE:

B1, B2 & B8

PARKING:

Off street parking available.

SERVICE CHARGE:

Estate charge applicable, Price to be confirmed.

CONTACT:



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