

phillips sutton

Niche Commercial Property Agents



0116 216 5144



info@phillipssutton.co.uk



www.phillipssutton.co.uk



14 Francis Street, Stonegate,
Leicester LE2 2BD

phillips
sutton

0116 2165144
www.phillipssutton.co.uk

Modern Industrial Premises

Unit B Riverside Court

Riverside Court Wharf Way, Glen Parva LE2 9TF

Total GIA: 4,573 Sq Ft (424.81 Sq M)

TO LET

KEY FEATURES



A Modern Warehouse Premises



Established Industrial Estate



Excellent Transport Links



Suitable for a Variety of Uses



Good Loading & Car Parking Facilities



Total GIA: 4,573 Sq Ft (424.81 Sq M)



Rent: £35,000 per annum exc



LOCATION :

The premises is situated within Wharf Way Industrial Estate, off Leicester Road (A426) in Glen Parva, approximately 4 miles in distance to the south of Leicester city centre. The A426 is a major trunk road which connects the premises to the city centre via the inner ring road system, and provides further links via the outer ring road towards the motorway network, J21 of the M1/M69.

DESCRIPTION :

The premises comprises a mid-terraced single storey building of steel portal frame construction with brick and blockwork elevations beneath a pitched roof covered in corrugated roof sheets. The floor is of solid concrete construction. Internally, the premises is configured to provide clear and unencumbered warehouse accommodation. The premises has the benefit of three phase power and an electronically operated roller shutter loading door. Externally, the premises enjoys allocated car parking and yard space to the front which is made up of concrete hardstanding.

SERVICES:

All mains services are connected to the premises, save for gas.

ACCOMODATION:

	AREA SQFT	AREA SQM
Warehouse	4,573	424.81
TOTAL GIA	4,573	424.81

Measurements are taken on a Gross Internal Area basis in accordance with the RICS Property Measurement 2nd Edition.

CONTACT:



Aman Verma

07961 871326

averma@phillipssutton.co.uk

TENURE:

The premises are available on fully repairing and insuring basis for a term of years to be agreed.

RENT:

£35,000 per annum exc.

RATEABLE VALUE:

The premises are to be re-assessed for rating purposes.

PLANNING:

We understand the premises has authorised use from the Local Planning Authority under Class B2/B8 Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local planning authority).

SERVICE CHARGE:

A service charge is payable as contribution to the cost of maintaining the common parts of the complex.

VAT:

Vat is not applicable.

LEGAL COST:

Each party is to bear their own costs incurred.

EPC:

Available on request.

UNREPRESENTED PARTIES:

Unrepresented parties are advised to seek professional advice from an RICS member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

