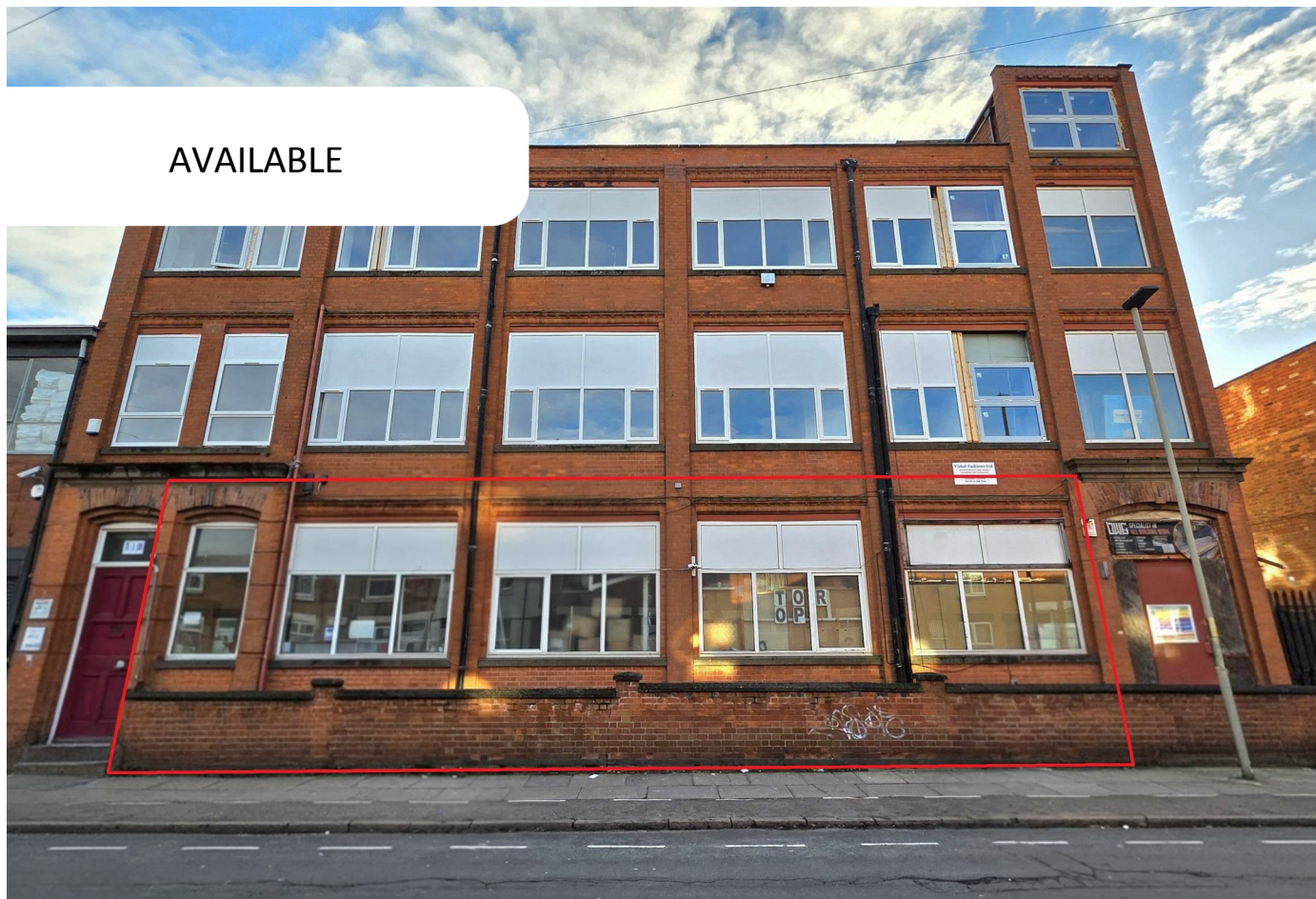


AVAILABLE



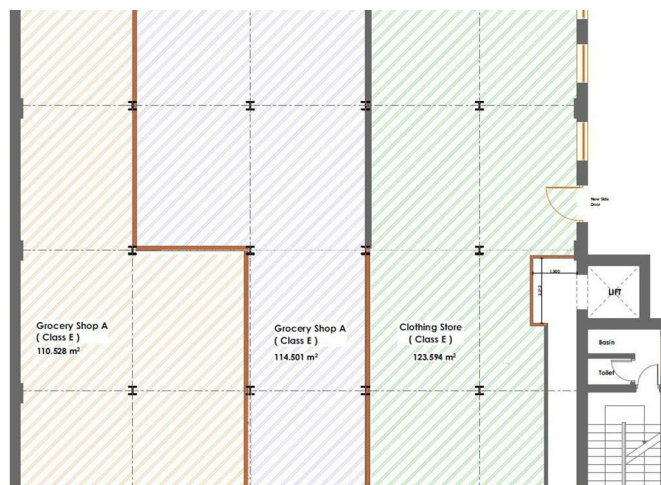
Industrial Unit

**HARRISON ROAD
LEICESTER
LE4 6NP**

**£4,750 Per
Month**

FEATURES

- Commercial Unit
- Prominent Belgrave Area
- Entrance for Deliveries
- Ground Floor Premises
- Warehouse
- Gated Entrance for Parking
- Roughly 4000 to 4500 sqft



SETHS

0 Bedroom Industrial Unit located in Leicester

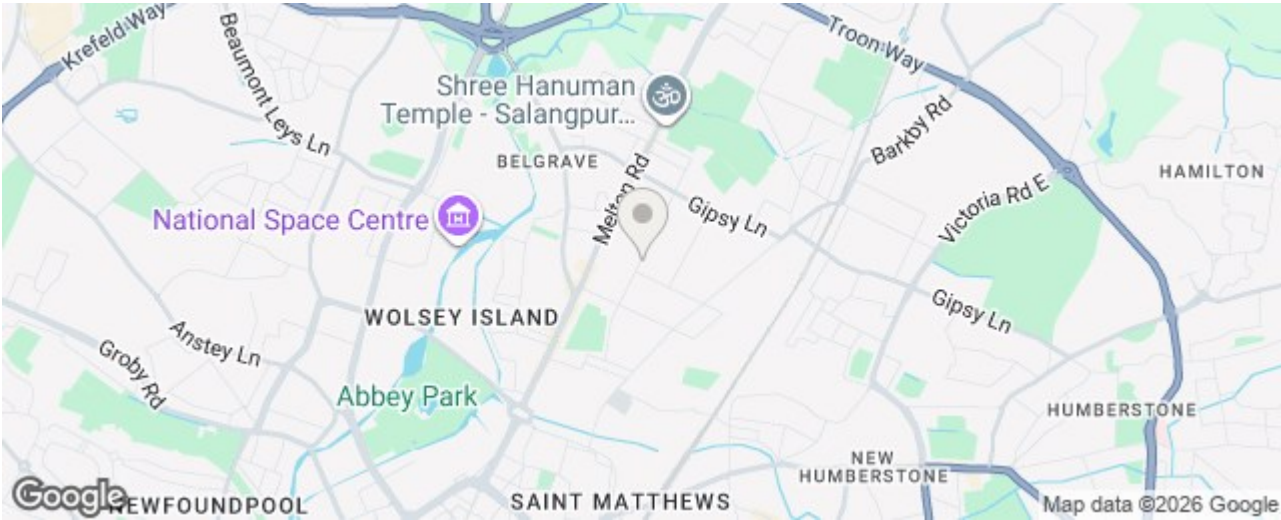
TO LET – PRIME INDUSTRIAL/COMMERCIAL UNIT

Harrison Road, Belgrave, Leicester, LE4
(Guide: approx. £57,000 per annum) - Price on Application
Approx. 4,000 – 4,500 sqft

Seths Estate Agents are pleased to present this rare opportunity to acquire a substantial Industrial/Commercial Unit located in the heart of Leicester’s established commercial district on Harrison Road, Belgrave.

This versatile property is suitable for a range of Class E uses such as printing, storage, distribution, retail trade counters, office-based businesses and more (subject to necessary consents).

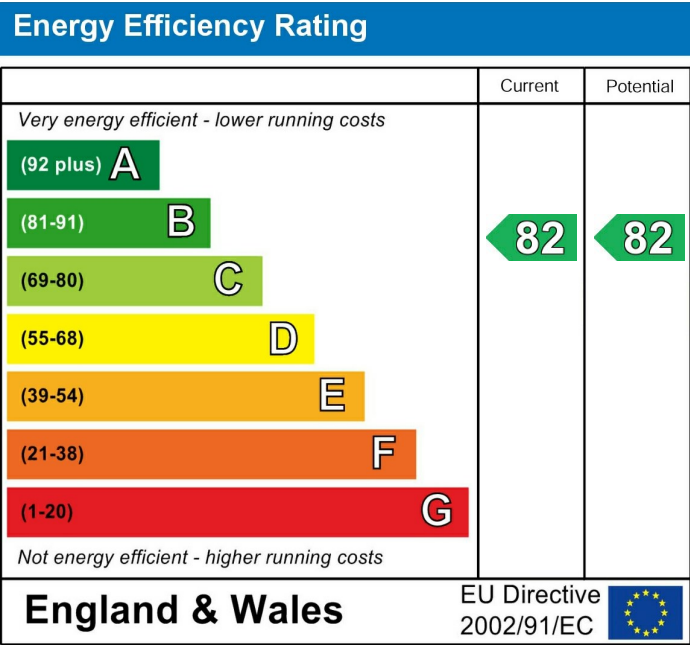
- PROPERTY FEATURES
- Substantial floor area: approx. 4,000 – 4,500 sq ft
 - Flexible layout options (previously used as Printing Business, Retail Shops & Offices)
 - Multiple access points including front and rear doors
 - Open-plan workspace with options for partitioning
 - Office rooms, service areas, and ancillary facilities included
 - Electric & Water supply available



Call us on
0116 266 9977

let@seths.co.uk
www.seths.co.uk

Council Tax Band
Exempt



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

