



52 Sanvey Gate, Frog Island, Leicester LE1 4BQ

Warehouse Premises with Showroom

- ▶ **GIA: 5,395 sq ft (501.20 sq m)**
- ▶ **Situated in an established and popular trading area**
- ▶ **Clear internal eaves height of approximately 5.1m**
- ▶ **Rent: £40,000 pax**

For enquiries and viewings please contact:



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Location

The subject property is situated on the south side of Sanvey Gate between Northgate and St Margaret's Way to the north of the city centre, offering excellent communication links to the inner ring road at Vaughan Way and the A50 and St Margarets Way arterial routes out of Leicester to the north. Whilst fronting onto Sanvey Gate, the property extends through to Long Lane where there is both pedestrian and vehicular access. Beyond this is the Highcross Shopping Centre Car Park.

Sanvey Gate itself is a popular location with a mixture of industrial and other more commercial concerns, including a number of trade counter operations that have grown up over the years due to a convenient location close to the city centre, but with excellent road communication to other parts of the city.

Description

The property comprises a single-storey warehouse unit constructed in brickwork and insulated cladding around a steel portal frame. Internally, the main warehouse generally provides clear and unencumbered accommodation, with a solid concrete floor throughout and has an eaves height to the underside of the haunch of approximately 5.1m. To the front of the unit fronting Sanvey Gate is a two-storey office block which has been configured at ground floor level to provide a showroom area, offices and stores, whilst the first floor provides further offices, male and female WC facilities and a kitchen.

Loading is facilitated by way of a roller shutter door in the rear elevation of the premises which opens onto a small enclosed yard area for loading and parking.

Accommodation

	Sq M	Sq Ft
Ground Floor - Showroom & Warehouse	360	3,875
First Floor - Offices, WCs and Kitchen	141.2	1,520
Total	501.2	5,395

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services, including Three Phase, are connected to the property.

Planning

We understand that the premises have an authorised use for industrial and workshop purposes. Interested parties are advised to make their own enquiries of the local planning authority to ascertain whether their proposed use is in accordance with the planning consent.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £28,250. Source: VOA

Rent

£40,000 pax

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

The incoming tenant will be responsible for their own and the landlord's reasonable legal costs.

EPC

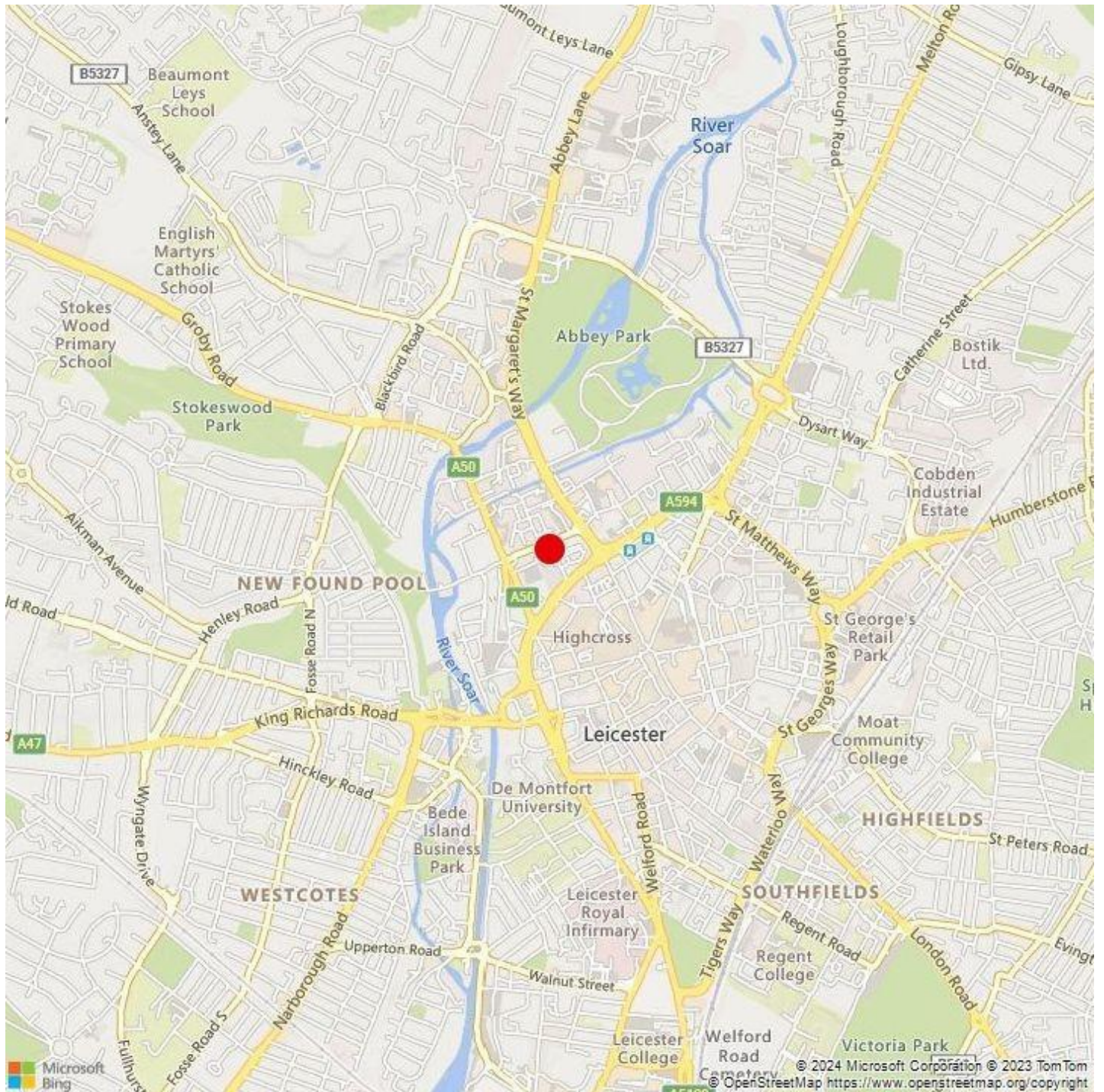
EPC available upon request.

Viewings

Viewings are by appointment with sole agents Innes England.

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