



**73 Cannock Street, Leicester LE4 9HR**

## Single Storey Industrial Unit

- ▶ **3,517 sq ft (326.7 sq m)**
- ▶ **Popular and established Industrial Estate**
- ▶ **Front and side service yard**
- ▶ **Rent £30,000 pax**

For enquiries and viewings please contact:



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### Location

The unit is located on Cannock Street which lies directly off the Leicester ring road (A583) approximately 3 miles north of the City Centre. The ring road links directly to the A46 trunk road towards Nottingham and facilitates access to the outer western relief road and thereafter the M1/M69 Intersection at Junction 21.

### Description

A semi-detached single storey industrial unit of traditional brick construction under a sloping lined corrugated asbestos roof interspersed incorporating translucent roof panels. There are metal glazed windows to the side elevation with security grilles over. There is both single and three phase electrical supply connected to the property and lighting is provided throughout. There are 2 Benson oil fired blowers present.

Offices, kitchen and toilets are present to the front of the unit. Loading is to the side elevation via two manually operated roller shutter doors. The side loading is secured by a metal gate.

### Accommodation

	Sq M	Sq Ft
Warehouse, Offices, Kitchen & WCs	326.7	3,517
<b>Total</b>	<b>326.7</b>	<b>3,517</b>

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

### Services

We understand all mains services are connected to the property, save for gas.

### Planning

We understand that the property has an authorised use for industrial purposes. Interested parties are advised to speak to the local planning authority to confirm whether their intended 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 Factory and Premises and has a rateable value of £14,250.

Source: VOA

### Rent

£30,000 pax

### VAT

All figures quoted are exclusive of VAT, if applicable.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: D (93)

### Viewings

Viewings are by appointment with sole agents Innes England

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