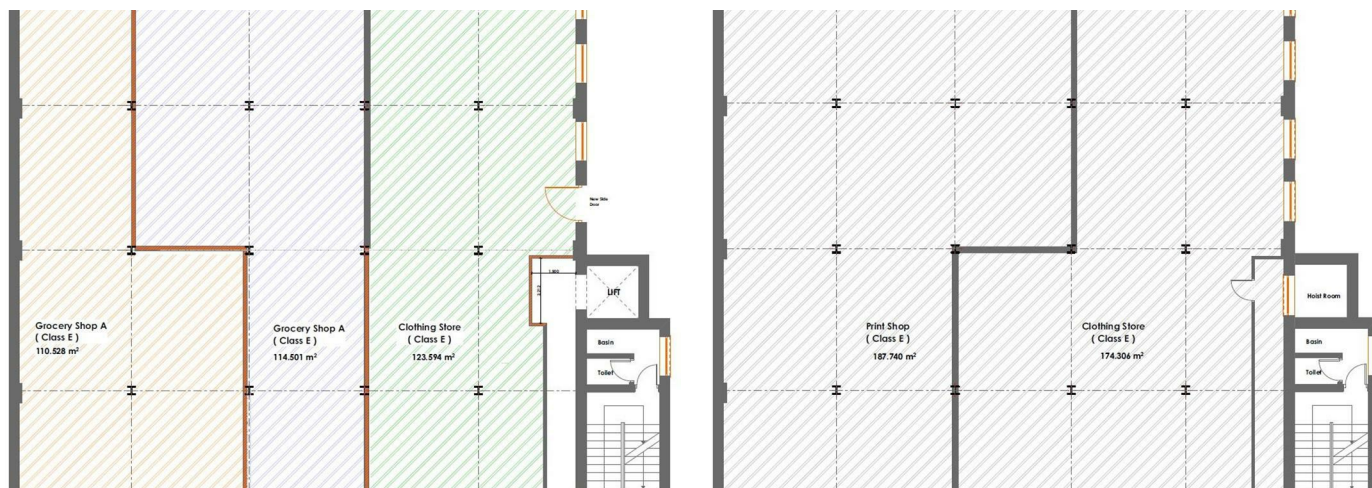AVAILABLE

Industrial Unit

HARRISON ROAD
LEICESTER
LE4 6NP

£1,600 Per
Month

FEATURES

- Commercial Unit
- Prominent Belgrave Area
- Entrance for Deliveries
- Ground Floor Premises

- Warehouse Currently with Class E Use
- Gated Entrance for Parking
- Roughly 1225sqft
- Shop Front

0   0   0   B

SETHS

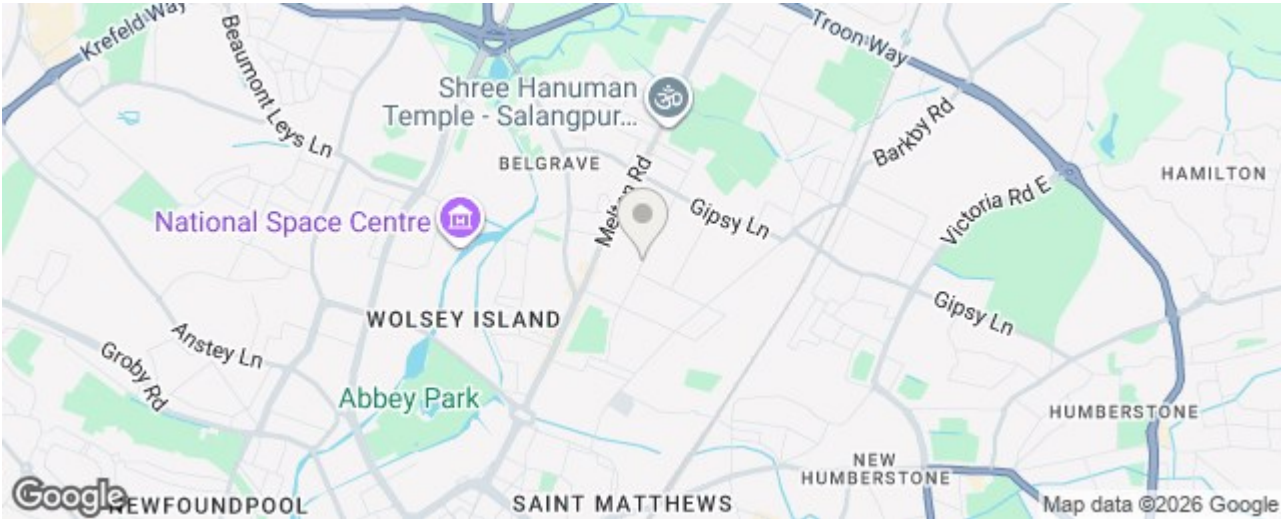# 0 Bedroom Industrial Unit located in Leicester

TO LET – PRIME INDUSTRIAL/COMMERCIAL UNIT
Advertised as Single Unit available at £1600PCM (roughly 1225sqft/114sqm)
or
Approx. 4,000 – 4,500 sqft as a whole

Harrison Road, Belgrave, Leicester, LE4

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
- 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

Council Tax Band

Exempt

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

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.

SETHS