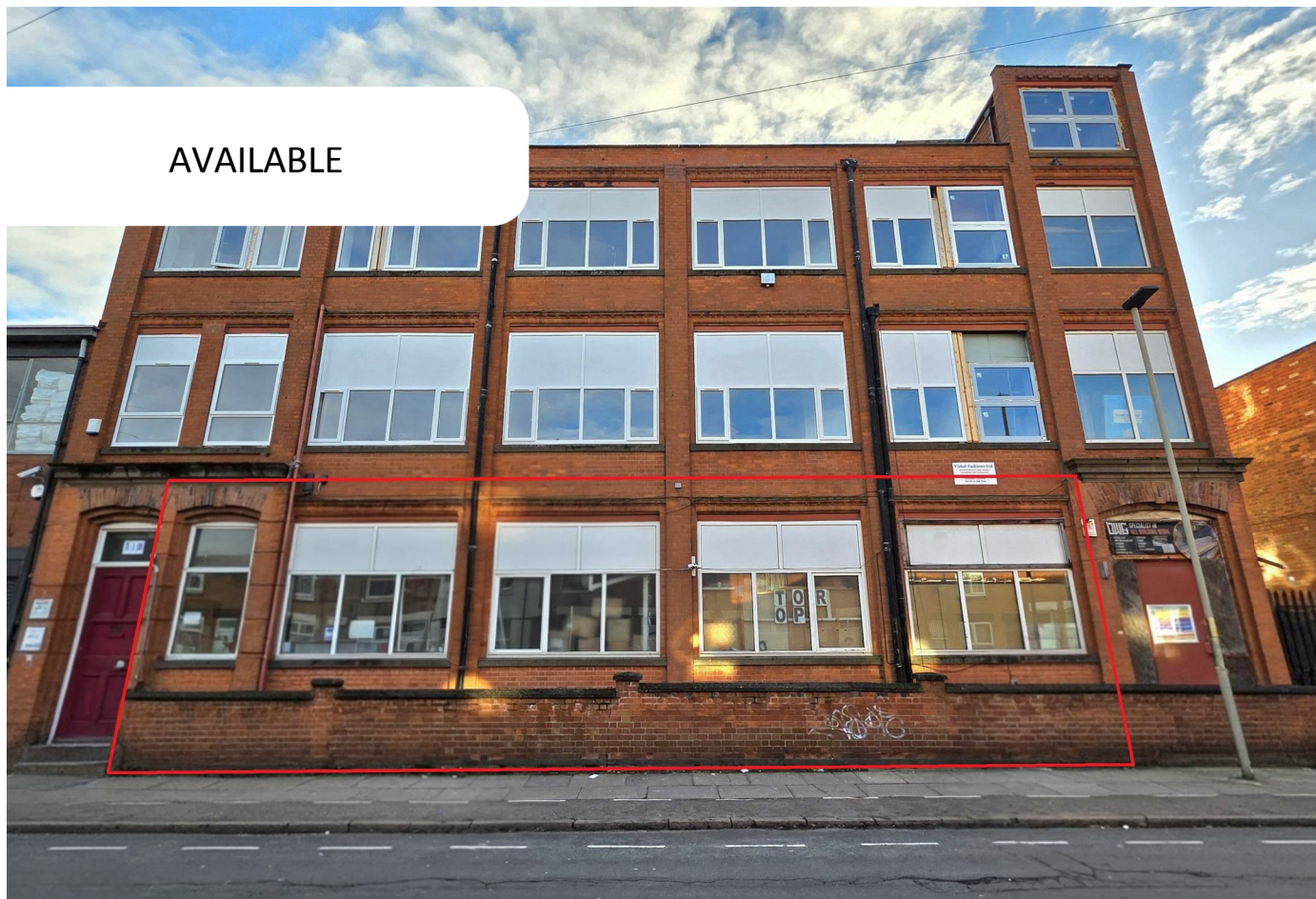


AVAILABLE



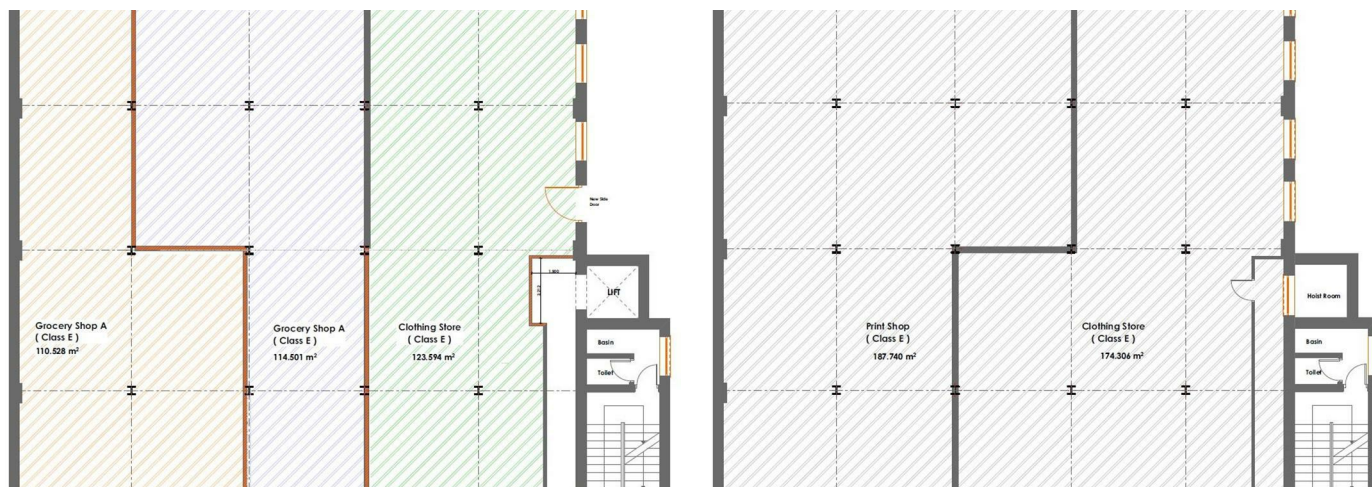
Industrial Unit

# HARRISON ROAD LEICESTER LE4 6NP

£1,400 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 1150sqft
- Shop Front



 **SETHS**

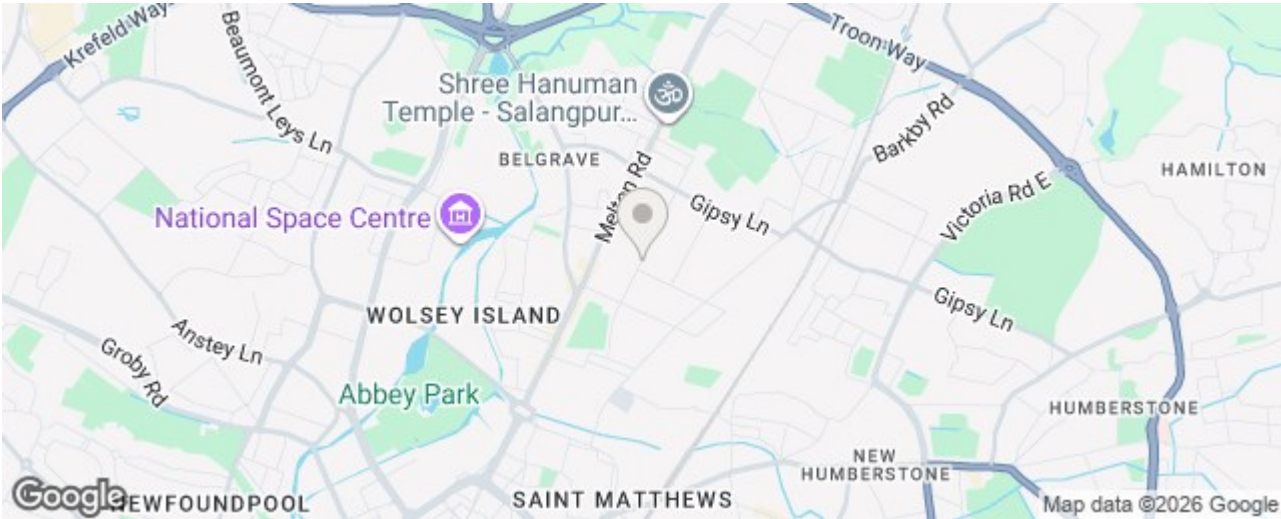
# 0 Bedroom Industrial Unit located in Leicester

TO LET – PRIME INDUSTRIAL/COMMERCIAL UNIT  
 Advertised as Single Unit available at £1400PCM (roughly 1150sqft/110sqm)  
 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).

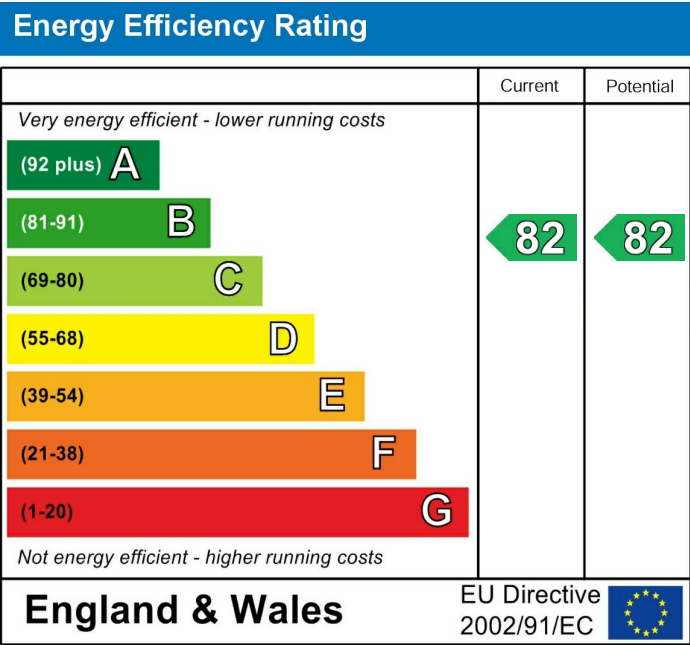
- PROPERTY FEATURES
- Flexible layout options (previously used as Printing Business, Retail Shops & Offices)
  - Multiple access points including front and rear doors
  - Open-plan workspace with options for partitioning
  - Office rooms, service areas, and ancillary facilities included
  - Electric & Water supply available



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.

