



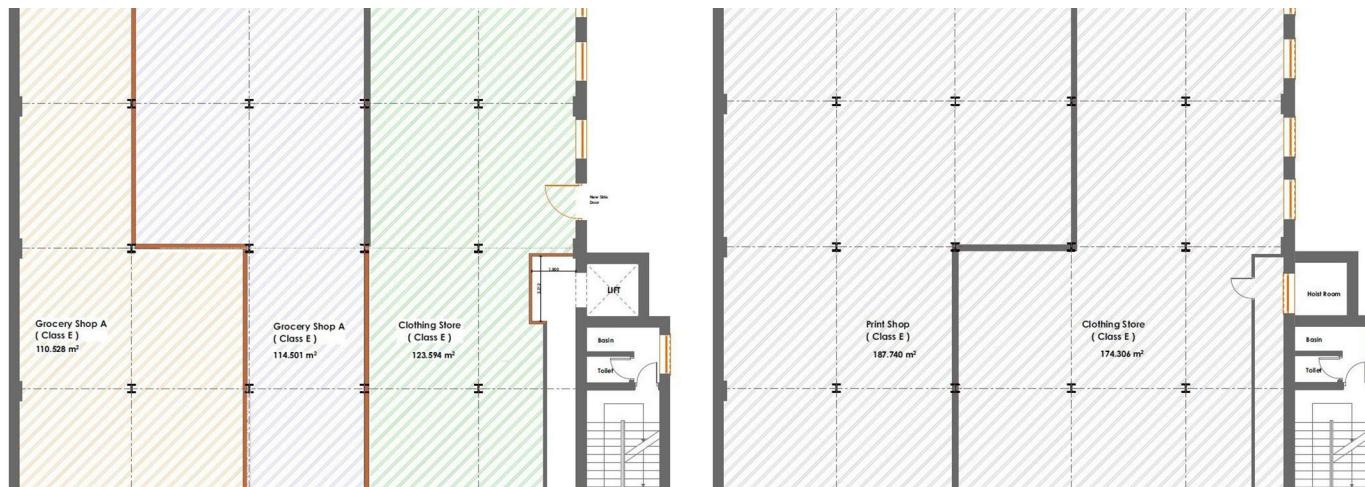
Industrial Unit

**HARRISON ROAD  
LEICESTER  
LE4 6NP**

**£1,400 Per  
Month**

#### FEATURES

- Commercial Unit
- Warehouse Currently with Class E Use
- Prominent Belgrave Area
- Gated Entrance for Parking
- Entrance for Deliveries
- Roughly 1150sqft
- Shop Front
- Ground Floor Premises



# 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

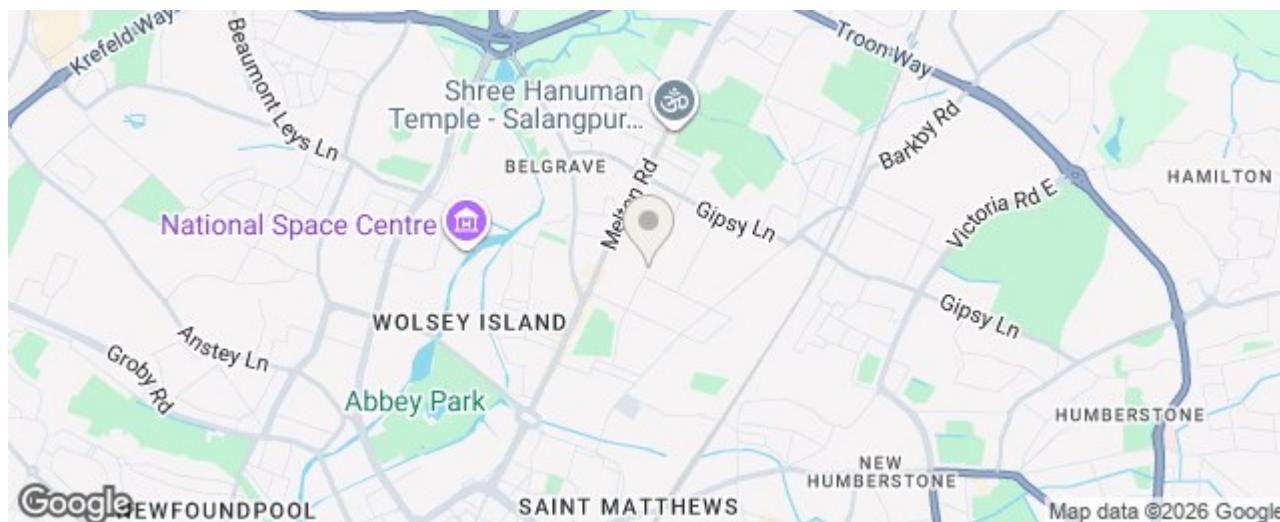
Harrison Road, Belgrave, Leicester, LE4

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](mailto:let@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**Exempt**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.

