

AVAILABLE



Industrial Unit

# HARRISON ROAD LEICESTER LE4 6NP

## £4,500 Per Month

### FEATURES

- Commercial Unit
- Warehouse
- Prominent Belgrave Area
- Gated Entrance for Parking
- Entrance for Deliveries
- Roughly 4000 to 4500 sqft
- Ground Floor Premises



Proposed Front Elevation @ 1:100



# 0 Bedroom Industrial Unit located in Leicester

TO LET – PRIME INDUSTRIAL/COMMERCIAL UNIT

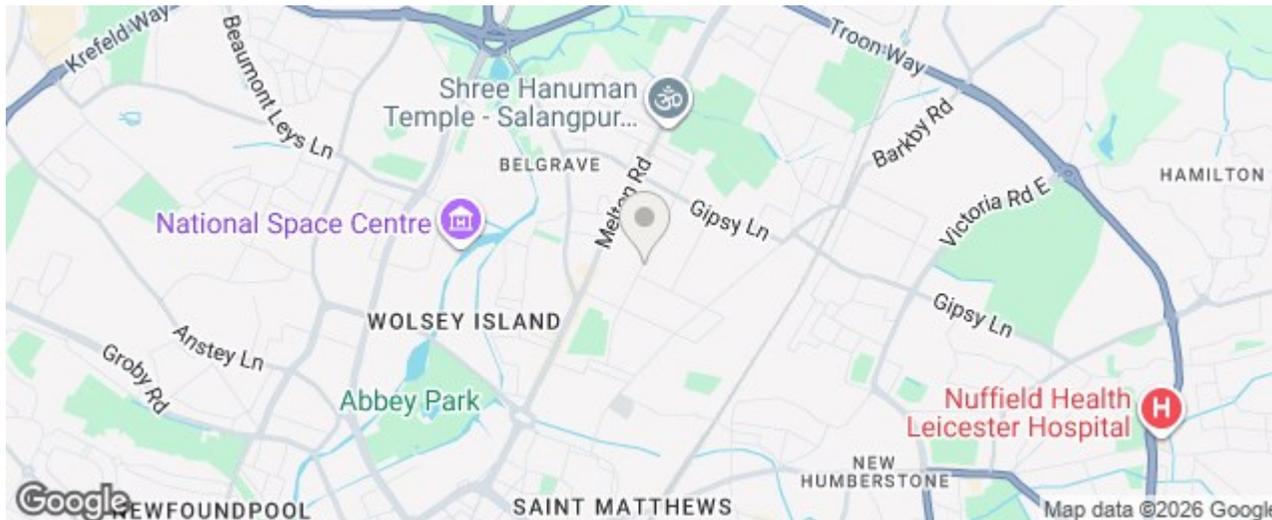
Harrison Road, Belgrave, Leicester, LE4  
 (Guide: approx. £54,000 per annum) - Price on Application  
 Approx. 4,000 – 4,500 sqft

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**

- Substantial floor area: approx. 4,000 – 4,500 sq ft
- 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**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

