

TO LET
Linden Street
Leicester
LE5 5EE



ANNUAL RENTAL OF: £22,500 PAX

- A Large Ground Floor Unit Suitable For Industrial/Warehouse Use
- Located Within a Mixed Residential & Commercial Area, Near To St. Saviours Road
- Total GIA: 5,600 SQFT (520 SQM) Approx.
- Warehouse Space, Two Offices, Kitchen & WC Facilities
- Car Parking To The Rear For 6 Vehicles
- Loading Bay To The Side With Vehicular Access
- 3 Phase Electric Supply



Location

This property is located on Linden Street, between Dorothy Road and Gedding Road, near to St Saviours Road, and is set within the mixed, residential and commercial area of North Evington. The property is situated approximately 1.6 miles from Leicester City Centre and is within easy access to nearby motorway links and amenities.

Description

A ground floor unit of approximately 5,600 sqft (520 sqm) briefly comprising; large warehouse space, two offices, kitchen and WC. The property benefits from car parking to the rear for 6 vehicles, a loading bay to the side with vehicular access and 3 phase electric supply.

Accommodation

All measurements are approximate:

Total GIA: (5,600 sqft) 520 sqm

Rent

£22,500 pax.

Planning

We understand that the property has Class B use with potential for alternative uses subject to obtaining planning permission. All enquiries regarding planning should be made direct to Leicester City Council planning department on (0116 454 3000).

Lease Terms

The property is available to let by way of a 3 year lease or longer, on a full repairing and insuring basis with 3 yearly rent reviews.

Legal Costs

The ingoing tenant will be responsible for the landlords' reasonable legal costs for the preparation of the lease.

Rating Assessment

Charging Authority:	Leicester City Council
Description:	Factory and premises
Rateable Value:	£16,250
Rates Payable:	£7,800
Period:	1 April 2026 to present

Please make your own enquiries in respect of the rating liability.

Building Insurance

To be confirmed.

Services

The premises benefits from 3 phase electric supply, gas supply and water. The services, fittings and appliances (if any) have not been tested by the agents.

EPC

Band E.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

