



34a Oxford Street, Leicester, Leicestershire, LE1 5XU

- Lock up unit to let
- Leicester City Centre
- 800 GF + 980 Mezz SQ Ft
- Available immediately
- No WC or Heating

Location

A 1,780 Sq Ft lock up store in the centre of Leicester

Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities. Nottingham to the North is accessed via the M1 or the A46 and Coventry to the Southwest via the M69 are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough, and Market Harborough.

Property Description

Single storey, storage unit, brick construction under a flat roof with personnel access to the side.

Accommodation

Open plan ground floor lock up unit - 800 Sq Ft

Stairs to first floor Mezz for storage - 989 Sq Ft Not full height to whole area

The unit has no heating or w/c's.

Water and electric are connected and will be re charged at cost.

Services

Electric and water is connected to the unit, there is no gas or heating.

There is no w/c with the unit.

Terms

Offered for let on new lease terms to be agreed, leases expected to be 3 years, the initial passing rent is £10,000 + VAT. Contribution to landlords' insurance and any utilities will be re charged to the tenant.

Rates

Rates will be allocated to the tenant and should fall under the rates payable threshold subject to status.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

1 Parking space is available with the unit.



Contact Details

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