

FRISBY ROAD, Leicester, LE5



Rent: £36,000

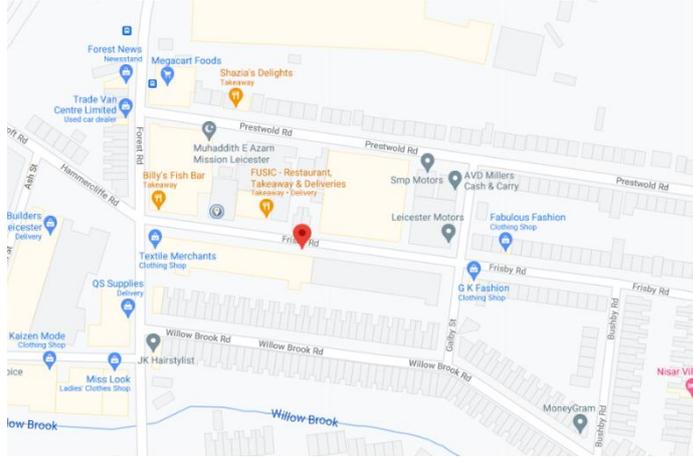


- Sought After Location
- Good Loading and Parking
- Residential and commercial area

- Easy for labour force
- Area 3500 Sq Ft (325.2 Sq M)

Location

A Large unit situated in the midst of residential and commercial area giving access to loading and unloading bay and accessible for labour force.



Description

Single story unit with rear access for deliveries and some parking. The unit forms part of a bigger estate and internally the facilities include access from both front and rear of the unit and independent toilet blocks. There is no gas connected to the building.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor	3500	325.2
<u>Outside area for Storage + Porch</u>		
TOTAL GIA	3500	325.2

Rating Assessment

The property is not currently separately assessed for rating purposes. This will need to be assessed by the valuation office agency upon completion of letting.

Energy performance certificate

To be advised

Terms

The premises are available by way of a new full repairing and insuring lease at an initial rent of £36,000 per annum exclusive.

Unrepresented parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice

AGENT'S NOTES

Viewings: By prior arrangement with ACE Properties

Offers: If you are interested in purchasing any of these properties please contact us at your earliest opportunity. If we are not aware of your interest, this could result in the property being sold to someone else. If you are making a cash offer, we will require confirmation of the availability of funds, please ensure that you are in a position to proceed prior to making an offer.

Photographs: photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Measurements: All measurements are given in good faith and whilst believed to be accurate should be checked by the purchaser for verification.

Free Valuation: We offer free valuation and marketing advice to prospective vendors of residential, commercial and investment properties. Please contact our office to arrange for one of our surveyors to call.

Other Services: Our company also provides professional services such as: - Bank & Building Society Reports and Valuations- Letting & Management and Investment advice.

Opening hours

Evington Road

Monday – Wednesday 9.30 – 17.30

Thursday 10.15 – 17.30

Friday 9.30 – 12.30 & 14.30 – 17.30

Saturday 10.00 – 13.00