



Unit 5, Q-Estate, Melton Road, Queniborough, Leicester LE7 3FP

5600 Sq ft Industrial space with
Offices to Let

Syston/Queniborough Location

£33,600 per annum Plus VAT -
£6psf

- 5600 Sq Ft Warehouse and office Space
- Industrial location
- Rent @ £6 psf - £33,600
- 10 + Parking spaces
- Roller shutter door access
- Excellent access to the A46 Leicester Western Bypass

Summary

Size - 5,600 Sq. Ft
Rent - £33,600 + VAT
VAT - Applicable
Rateable Value - £20,250
EPC - D (88)

Description

Steel framed with a pitched roof and brick elevations with a roller shutter door and personnel door in both the front and end elevation. The roller door to the front is electrically operated and the one to the side is manually operated and is currently accessed from within the lean to area.

There is a reception and office area to the ground floor with staircase access from within the warehouse. There is an open fronted single storey lean to area to the side and parking to the front.

Location

The Industrial Unit is located on the Queniborough Industrial estate, just off the Melton Road between Syston and Queniborough. Well situated near to the A46, which leads to the M1 to the West and Lincoln to the North, with easy access into Leicester city centre.

Accommodation

The warehouse is clear span with a concrete floor and the Reception and Office to the Ground Floor is accessed directly from the parking area. The total Ground floor footprint is 5,611 Sq. Ft. The staircase to the upper floor above the reception and office leads off the Warehouse and there is a canteen and storage rooms on the upper floor.

The offices and reception are carpeted and have painted walls with heating by electric panel heaters.

Terms

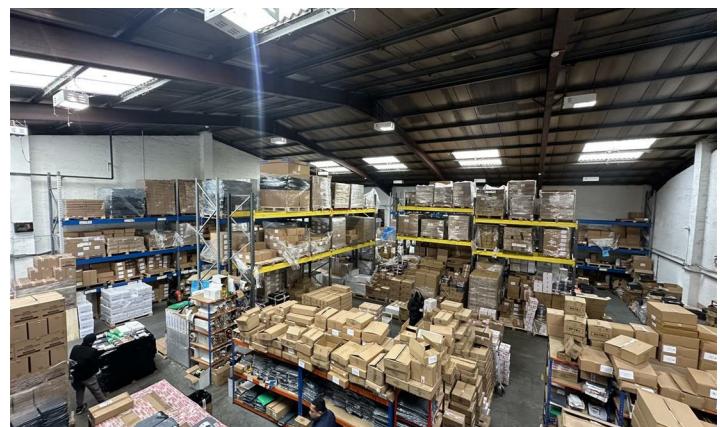
A new 5 year Full Repairing and Insuring lease will be created with breaks and reviews to be agreed. Rent for year 1 has been set at £33,600 plus VAT. Rent is paid quarterly in advance and a 3 month deposit will be required. Buildings insurance will be recharged at cost.

Rates

According to the VOA website, the Rateable Value is £20,250 and prospective tenants should confirm with the local authority over the amount of Rates payable.

VAT

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



Viewing and Further Information

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