



88-90 Cannock Street, Leicester LE4 9HR

9500 Square foot - Warehouse  
and office space

£85,000 per annum no VAT

Prominent Leicester Industrial  
location

- Excellent warehouse and office unit to Let
- Well positioned industrial location
- 9500 Sq ft total building
- £85,000 per annum - NO VAT
- Available March 2026
- Car parking and loading bay

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## Summary

Size - 9500 sq ft - unit and offices  
Rent - £85,000 per annum  
VAT - Not applicable  
EPC - TBC  
Rateable Value Current - £35,500  
Rateable value from 1st April 2026 - £42,000  
Legal fees - Each party to bear their own costs  
Availability - March 2026

## Description

The property comprises detached industrial/manufacturing unit with two storey offices and welfare facilities. The warehouse provides low height manufacturing accommodation and benefits from ground and first offices to the front. Externally, there is parking to the front and side of the property. The detailed specification includes:

### Warehouse

- Low height clear span warehouse space
- 3 phase power
- Gas blower

### Offices

- Two storey offices
- Kitchen and W/C facilities

## Location

The property is situated on Cannock Street, Leicester within Troon Valley Industrial Estate. The property is easily accessed off the A563 Leicester Ring Road via Thurmaston Lane. The A46 leads to the M1, M69 and A14. The property sits approximately 3 miles to the north east of Leicester City Centre.

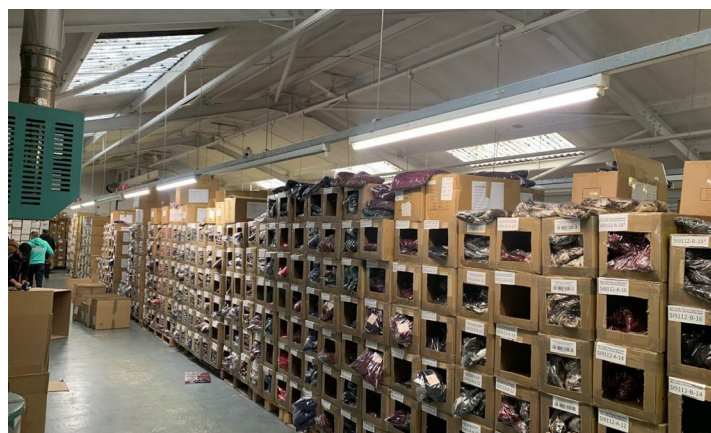
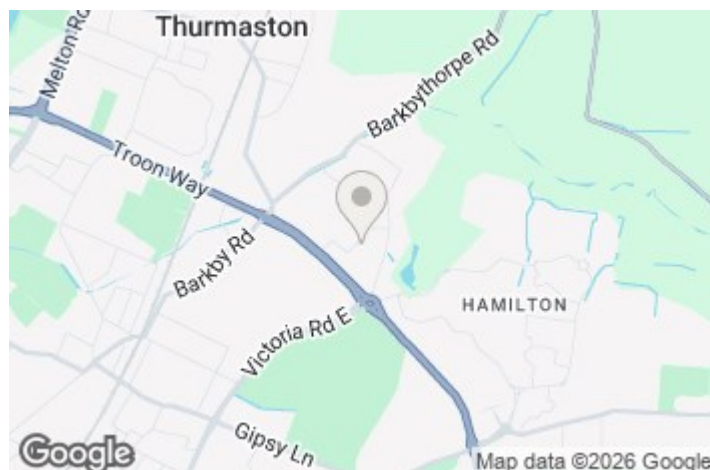
## Accommodation

The building offers ground floor and first floor offices to the front of the building, to include the main reception area. The offices measure approximately 1600 sq ft with toilets and kitchenette/staff room.

The main warehouse is sectioned in to 2 main areas and accessed from the roller shutter which benefits from an external canopy over. The warehouse space offers a total of 7500 sq ft of space.

## Terms

Offered for let on a new fully repairing and insuring lease, with terms no less than 5 years. A 3 month deposit will be required along with adequate references. The initial passing rent will be £85,000 per annum - which is representative to £8.94 per sq ft average. Each party to bear their own legal costs. The tenant will be responsible for all utility costs and rates payable.



## Viewing and Further Information

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