

# UNIT TO LET

Unit 39, The Heathers, Freemans Common, Leicester,  
LE2 7SQ



- Industrial unit
- 1 Mile North of city centre
- Gross area 1,140 sq ft
- Office/WC/Washroom
- Fully serviced with electricity, water, drainage and gas.
- Two car parking spaces
- Eaves height approx. 17ft.



## Location

This is located on the popular and centrally positioned Freeman's Common Trading Estate at the junction of Freeman's Common Road and Commercial Square, approached by A426 Aylestone Road out of the City Centre.

## Description

This is a single storey industrial property of a portal frame design, clad in brickwork and PVC coated steel sheeting. Gross Internal Area is approximately 1,140 square feet, external office, washroom, wc. Access is gained via roller shutter or personnel doors to the front elevation. The site layout affords good access and manoeuvring space to delivery vehicles and two allocated parking spaces adjacent to the unit

## Accommodation

	Sq m	Sq ft
Gross Internal Area	106	1140

With ground floor offices and storage space above, washroom area with wc.

## Energy rating

E

## Rent

£7,750 per annum exclusive

## Lease

The unit is to be let on a 3 year lease on FRI terms.

The unit is fully serviced with three phase mains electricity, water, drainage and gas. The tenant will be responsible for providing electrical and heating systems to the unit.

## Uses

The unit has planning consent for light industrial use B1 & B2.

**Not allowed for any vehicle or associated trade**

## Rates

Rateable value: £6,600  
Rates payable 2019-20 £3,240.60

## Value Added Tax

## Legal Fees

Tenant will be reasonable for the legal costs incurred in the preparation of the lease agreement.

## All enquiries / viewing requests

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## Leicester City Council Estates & Building Services

City Hall  
115 Charles Street  
Leicester LE1 1FZ

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