



Industrial Units, Syston, Leicester LE7 1HL

Industrial Units Under
Construction - Trade Counter or
similar Only

£31,000 per annum + VAT Each

4 Units - 2,342 Sq Ft Each

- 6 Individual Industrial units suitable for trade counter or similar
- From 1884 sq ft to 2,342 sq Ft
- Anticipated Completion Spring 2026
- Approximately 1 mile from the A46 and 12 miles to the Fosse Park M1 intersection with the M69
- Less than half a mile from the centre of Syston
- Site area of Circa 0.71 Acres

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Summary

Size - 4 Units - 2,342 sq ft Each - 1 Unit 1884 sq ft & 1 Unit 2260 sq ft

Rent - from £24,868 to £31,000 per annum Each

Business Rates - To be assessed when complete

VAT - Applicable

Legal Fees - Each party to bear their own costs

Estate Charge - An Estate charge will apply for communal areas.

EPC Rating - Under construction

Description

Currently under construction these 6 units have brick and metal clad elevations under a profiled and insulated mono-pitch metal covered roof with translucent panels. Each unit has a roller shutter door (5.1m height) and additional personnel door within a full height glazed panel with powder coated aluminium frame. 6m eaves and 7.2m Ridge Each unit will have a Wc with WH Basin and a Kitchenette area.

Location

Situated less than a quarter of a mile from the centre of Syston, which lies approximately 7 miles from the centre of Leicester City and around 12 miles from the M1 at Fosse Park

Accommodation

The accommodation comprises the following areas

Unit - 1 - 2,342 Sq Ft - £31,000 /annum Available

Unit - 2 - 2,342 Sq Ft - £31,000 /annum Available

Unit - 3 - 2,342 Sq Ft - £31,000 /annum Available

Unit - 4 - 2,342 Sq Ft - £31,000 /annum Available

Unit - 5 - 1,884 Sq Ft - £24,868 /annum Available

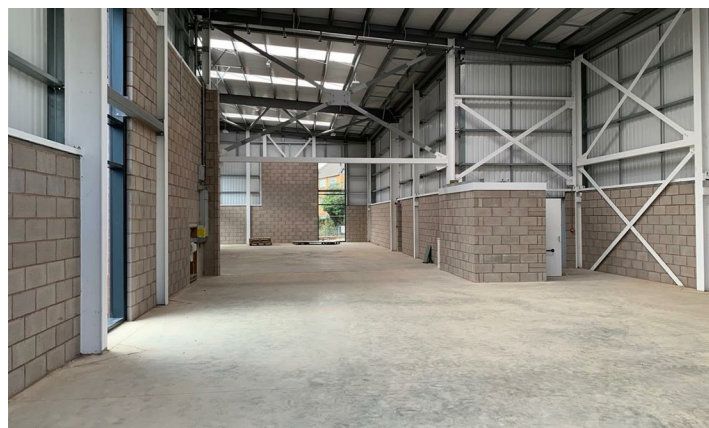
Unit - 6 - 2,260 Sq Ft - £29,832 /annum Available

Terms

New FRI leases will be provided for a minimum 5 year term with a annual upwards only CPI linked minimum increase with a collar and cap reviewed at the rent review periods. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

Planning

Planning consent was granted on 19th of July 2022 by Charnwood Borough Council under application Number P/21/0706/2. PDF's of the consent are available on request

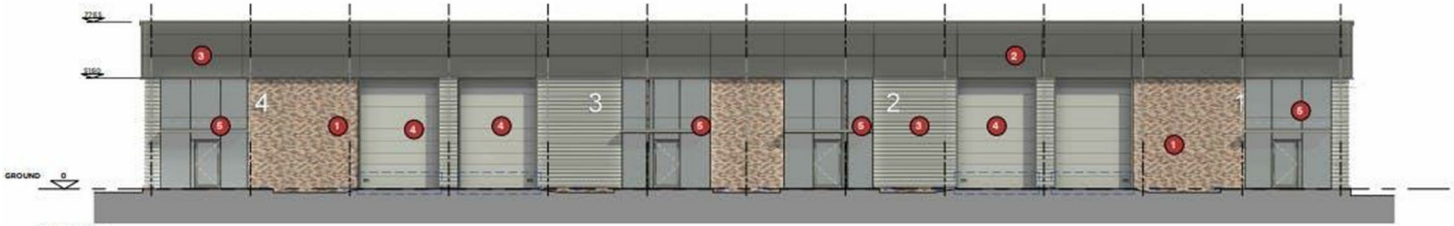


Viewing and Further Information

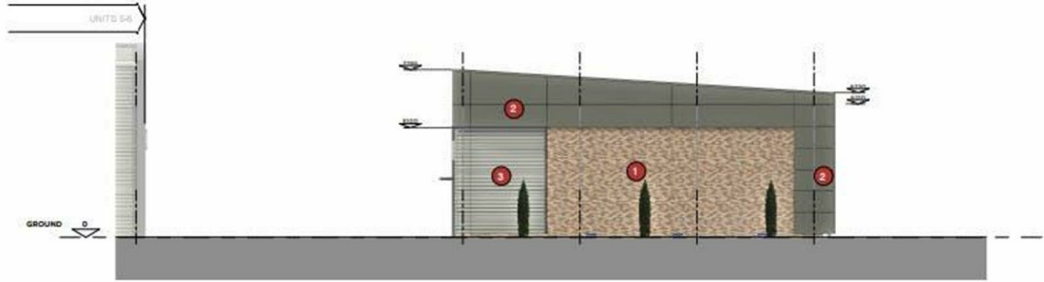
Keith Pepperdine

Email: office@pandfcommercial.com

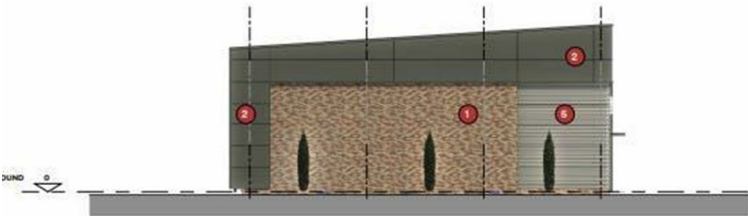
Tel: 01664 431330



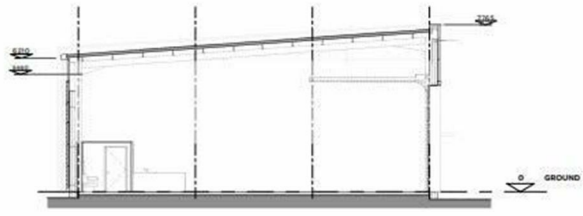
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2 WEST
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3 EAST
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4. SECTION CC
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