



## Modern Warehouse Unit in Popular Location 4,589 Sq Ft (426.32 Sq M)

- Level Access Loading
- Yard Provision
- Easy access to A46, M1

# Modern Warehouse Unit in Popular Location

## 4,589 Sq Ft (426.32 Sq M)

### Location

The unit is situated North East of Leicester City Centre near the Troon Industrial Estate. The property benefits from close proximity to the Inner Ring road, leading onto the A46 and M1. Crest Rise has a direct link to Leicester City Centre via Lewisher Road and the A6030. The City Centre is approximately 3.2 miles away.

Neighbouring and nearby occupiers include Colourbank Carpets, Universal Flexible Packaging, Marpatt PLC and Leicester Porsche.

### Description

Modern semi-detached warehouse of steel portal frame and blockwork construction with high level cladding. The property is in shell condition ready for occupation and fit-out. The warehouse benefits from level access loading, double glazing, access to mains utilities and plumbing, 6m eaves height and secure yard provision.

### Key Features:

- LED Lighting
- 6m Eaves
- Level access loading
- Yard provision

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,589	426.32
<b>TOTAL</b>	<b>4,589 SQ FT</b>	<b>426.32 SQ M</b>

### Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

### VAT

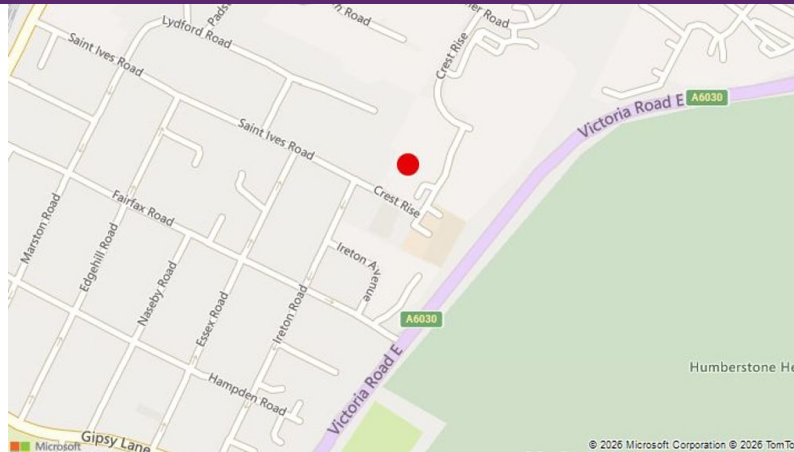
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

On application.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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