Unit 5, Trevanth Road

LEICESTER, LE4 9LS

11,015 Sq Ft

(1,023.29 Sq M)

QUOTING TERMS

£9 Per Sq Ft







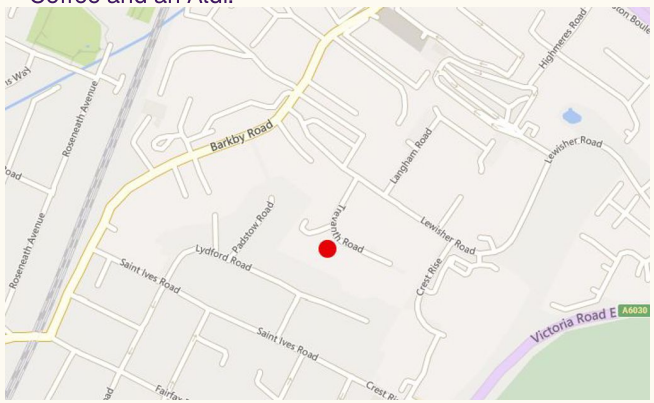


Unit 5, Trevanth Road
Leicester, LE4 9LS

LOCATION

The property forms part of Troon Industrial Park, located in north east Leicester, approximately three miles (a 14 minute drive) from Leicester city centre. The A607 is situated around 1.5 miles away, providing access to the A46, and Junction 22 of the M1 motorway is approximately 14 miles away (around a 27 minute drive).

The area benefits from strong bus route connections and is well served by local amenities, including nearby cafés and Vantage Park, which features a Costa Coffee and an Aldi.



DESCRIPTION

The property comprises a secure, modern, high quality detached warehouse unit of steel portal frame construction, incorporating brick and blockwork to the lower elevations with steel profile cladding to a pitched roof. Externally, the site benefits from a self contained yard.

Key Features:
- Eaves height 6m
- LED lighting

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	846.5	9,112
Ground Floor Office	64.66	696
First Floor Office	64.66	696
First Floor Ancillary	47.47	511
Mezzanine (Additional)	91.97	990

TERMS & INFORMATION

Terms

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

EPC Rating

EPC Available upon request.

VAT

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

Anti-Money Laundering (AML)

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

Further Information

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