Unit 2, Trevanth Road

LEICESTER, LE4 9LS

4,581 Sq Ft

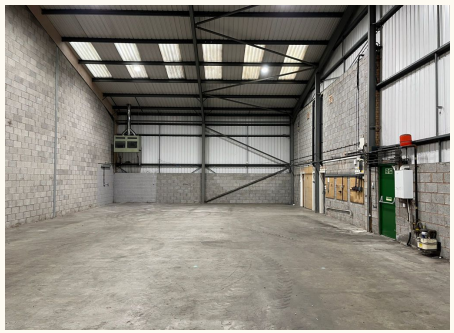
(425.57 Sq M)

QUOTING TERMS

£9.50 Per Sq Ft





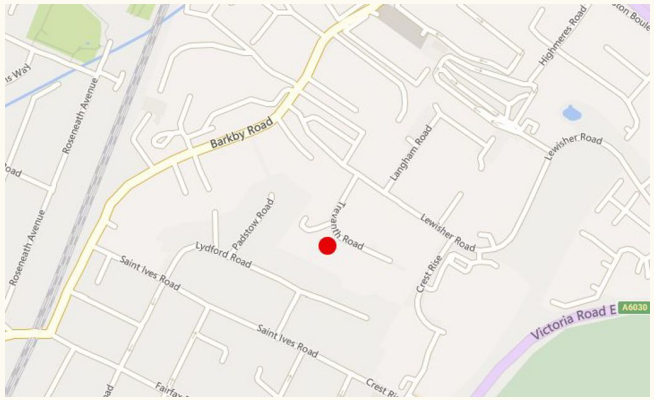




Unit 2, Trevanth Road
Leicester, LE4 9LS

LOCATION

Unit 2 is situated on the well-established Thurmaston Industrial Estate, just 3 miles north-east of Leicester city centre. The estate provides excellent transport connectivity via Lewisher Road, Barkby Road and Troon Way, with quick links to the A46, A47, A50, A6 and the M1/M69 motorway network. This is one of Leicester's most sought-after industrial locations, home to a wide range of occupiers including trade counters, manufactures and logistic firms.



DESCRIPTION

The warehouse features a modern steel portal frame construction with brick elevations and steel profile cladding with a generous eaves height of 6m (clear working height 5.3m), a level access roller shutter door for efficient loading, LED light and gas-fired air space heating.

The office accommodation comprises a reception, WCs (male, female & disabled), and kitchenette on the ground floor and open-plan office space and additional WC to the first floor. The office accommodation is carpeted, has gas central heating, fluorescent lighting, and UPVC double-glazing.

Externally, there is a shared service yard with excellent circulation and with allocated car parking

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	290.87	3,131
Office	134.7	1,450

TERMS & INFORMATION

Terms

The premises are immediately available by way of a new full repairing and insuring lease 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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