9a Crest Rise, Thurmaston

LEICESTER, LE4 9EX

4,589 Sq Ft

(426.32 Sq M)

QUOTING TERMS

£9.50
Per Sq Ft





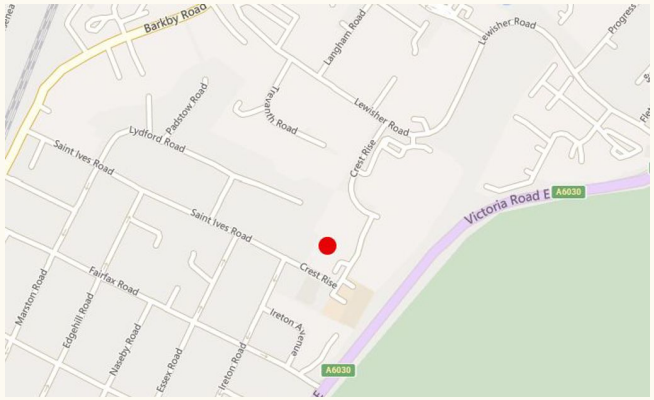


9a Crest Rise, Thurmaston
Leicester, LE4 9EX

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

Area	Sq M	Sq Ft
Warehouse	426.32	4,589

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

cpp.uk

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