



6 Industrial Units

Broad Street, Syston, Leicester, LE7 1HL

Industrial Units Under Construction

Rental £19,000 pa - £24,500 per annum + VAT

1,884 to 2,411 sq ft
(175.03 to 223.99 sq m)

- 6 Individual Industrial units
- Anticipated Completion April/May 2025
- 4 @ 2,411 Sq Ft, 1 @ 1,884 Sq Ft and 1 @ 2,260 Sq ft
- Site area of Circa 0.71 Acres
- 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

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Summary

Available Size	1,884 to 2,411 sq ft
Rent	£19,000 - £24,500 per annum
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	EPC exempt - Currently being constructed or undergoing major refurbishment

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:

Name	sq ft	sq m	Rent	Availability
Unit - 1	2,411	223.99	£24,500 /annum	Available
Unit - 2	2,411	223.99	£24,500 /annum	Available
Unit - 3	2,411	223.99	£24,500 /annum	Available
Unit - 4	2,411	223.99	£24,500 /annum	Available
Unit - 5	1,884	175.03	£19,000 /annum	Available
Unit - 6	2,260	209.96	£22,750 /annum	Available
Total	13,788	1,280.95		

Viewings

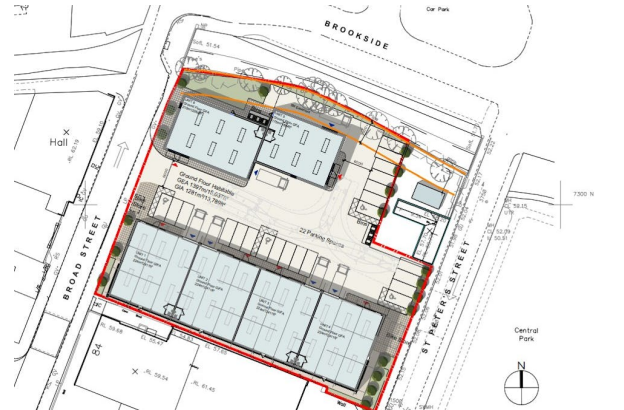
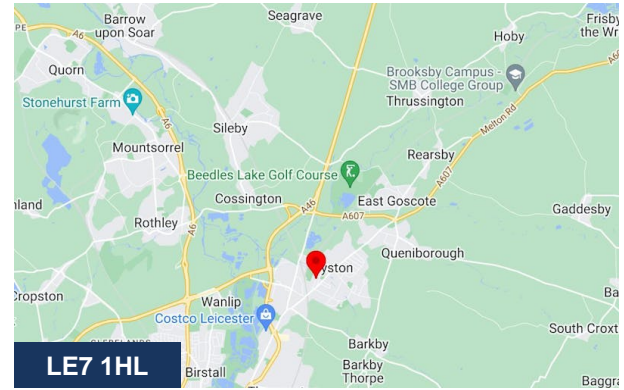
The site is under construction and no viewings can take place at the current time. The location can be viewed from the public highway.

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 & Further Information

Keith Pepperdine

01664 431330

keith@pandfcommercial.com

