



The Corah Building

Anup House, 31 St John St, Leicester, LE1 3WL

Commercial 2nd floor storage space

To Let

£15,000 per annum No VAT

9,000 sq ft

(836.13 sq m)

- Large open planned commercial space
- Internal goods lift
- £1.66 per sq ft
- Available immediately
- Incentives available
- Unit to be delivered clean and clear
- Welfare facilities provided
- Addition space available upon request

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Summary

Available Size	9,000 sq ft
Rent	£15,000 per annum
Business Rates	To be assessed
Car Parking	On site parking on a first come first serve basis
VAT	Not applicable
Legal Fees	The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Located on the 2nd floor of Anup House is a commercial storage space covering 9,000 sq ft, primarily open plan aside from some internal structural supports and perimeter office accommodation. The space is available to be let as seen, following a complete clear-out, and commands an annual rent of £15,000, which translates to £1.66 per sq ft.

The property benefits from an abundance of natural light and includes a toilet block, provisions for a kitchenette installation, and the flexibility to alter the layout according to the end user's requirements.

Access to the second-floor is provided through a staggered staircase and a goods lift. An external roller shutter is also fitted with a lifting beam for delivering larger items to the space. These services allow for broad usage and great accessibility.

Location

The Corah Building is a quirky commercial business hub located in the heart of Leicester. The property is located on Burleys Way with access off Thames St and St Johns St.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Self storage	9,000	836.13	Available
Total	9,000	836.13	

Viewings

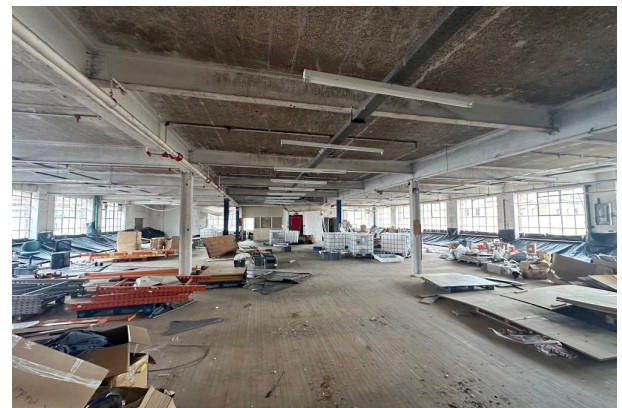
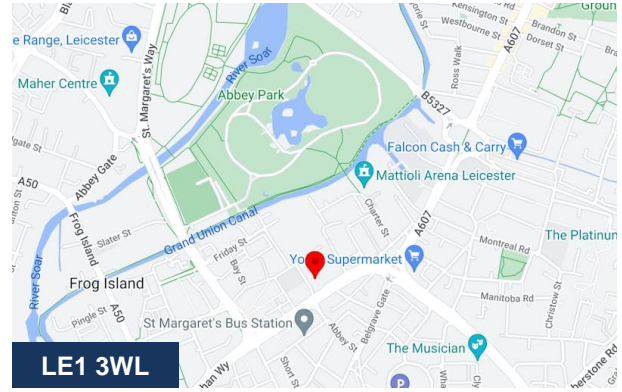
Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on new 5 year Internally repairing and insuring lease - the quoted rent is £15,000 per annum. A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

Parking

Parking is available at the rear of the property and is available on a first come first serve basis.



Viewing & Further Information

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