



The Corah Building

Unit 4 & 3A, 31 St John St, Leicester, LE1 3WL

Commercial storage & studio To Let

Unit 4, 2,040 sq ft - £1,000 pcm

Unit 3A, 1,000 sq ft - £650 pcm

750 to 2,040 sq ft

(69.68 to 189.52 sq m)

- Open plan spaces
- Unit 4 - Storage and office space £12,000 pa
- Unit 3A - Studio workshop £7,800 pa
- Welfare facilities provided
- On site parking
- Available immediately

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Summary

Available Size	750 to 2,040 sq ft
Rent	£7,800 - £12,000 per annum
Business Rates	To be assessed
Car Parking	On site parking on a first come first serve basis
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Both units offer open planned space and would suit a storage and or a creative studio use.

Additional space can be allocated upon request with the site keen to promote expansion within a already bustling commercial storage and trading hub.

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	Rent	Availability
2nd - Unit 4	2,040	189.52	£12,000 /annum	Available
1st - Unit 3A	750	69.68	£7,800 /sq ft	Available
Total	2,790	259.20		

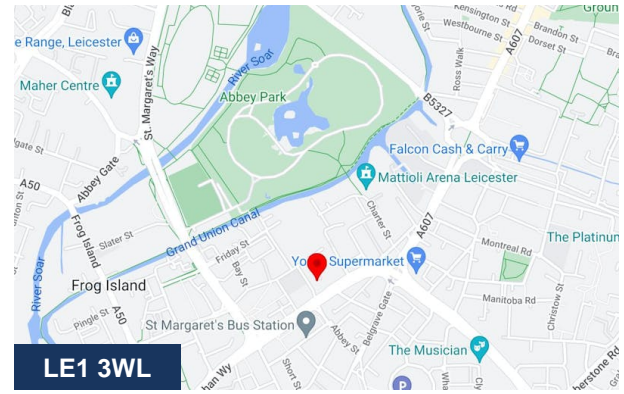
Viewings

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 £7,800 per annum for unit 3A and £12,000 for unit 4.

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



Viewing & Further Information

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