

## MODERN INDUSTRIAL UNIT TO ASSIGN/LET



### UNIT 4, CENTURION WAY, LEICESTER, LE19 1WH

#### LOCATION

The property is located on Centurion Way within the Meridian Business Park, which is situated approximately 3 miles south-west of Leicester City Centre.

The Business Park is situated adjacent to the M1/M69 motorway interchange and is within a quarter of a mile of Fosse Park and Sainsbury's at Grove Farm Triangle.

#### ACCOMMODATION

The premises comprise a modern detached industrial unit benefiting from good quality office accommodation with the following approximate areas:-

##### Ground Floor:

|              |                    |                 |
|--------------|--------------------|-----------------|
| Office       | 2,298 sq ft        | 214 sq m        |
| Warehouse    | 3,940 sq ft        | 366 sq m        |
| <b>TOTAL</b> | <b>6,238 sq ft</b> | <b>580 sq m</b> |

- Cellular and open plan office accommodation with comfort cooling and carpets.
- Kitchen and male and female WCs.
- Full height electric roller shutter door.
- External yard and provision of 12 off- street car parking spaces.
- Entrance foyer.
- Suitable for B1, B2 and B8 Uses.

#### TENURE

The property is let on a full repairing and insuring lease for a term expiring 12 June 2024 at a rent of £31,275 pax (plus VAT if applicable), subject to an outstanding rent review effective 13 June 2019.

#### TERMS

The property is available by way of assignment of the existing lease.

Alternatively, a new sub lease may be available. Rent on application.

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £32,500 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further details are available upon request.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment through sole agents:

#### Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh

Tel: 01603 666630

Email: [graham@fdarrah.co.uk](mailto:graham@fdarrah.co.uk)

#### SUBJECT TO CONTRACT

June 2020

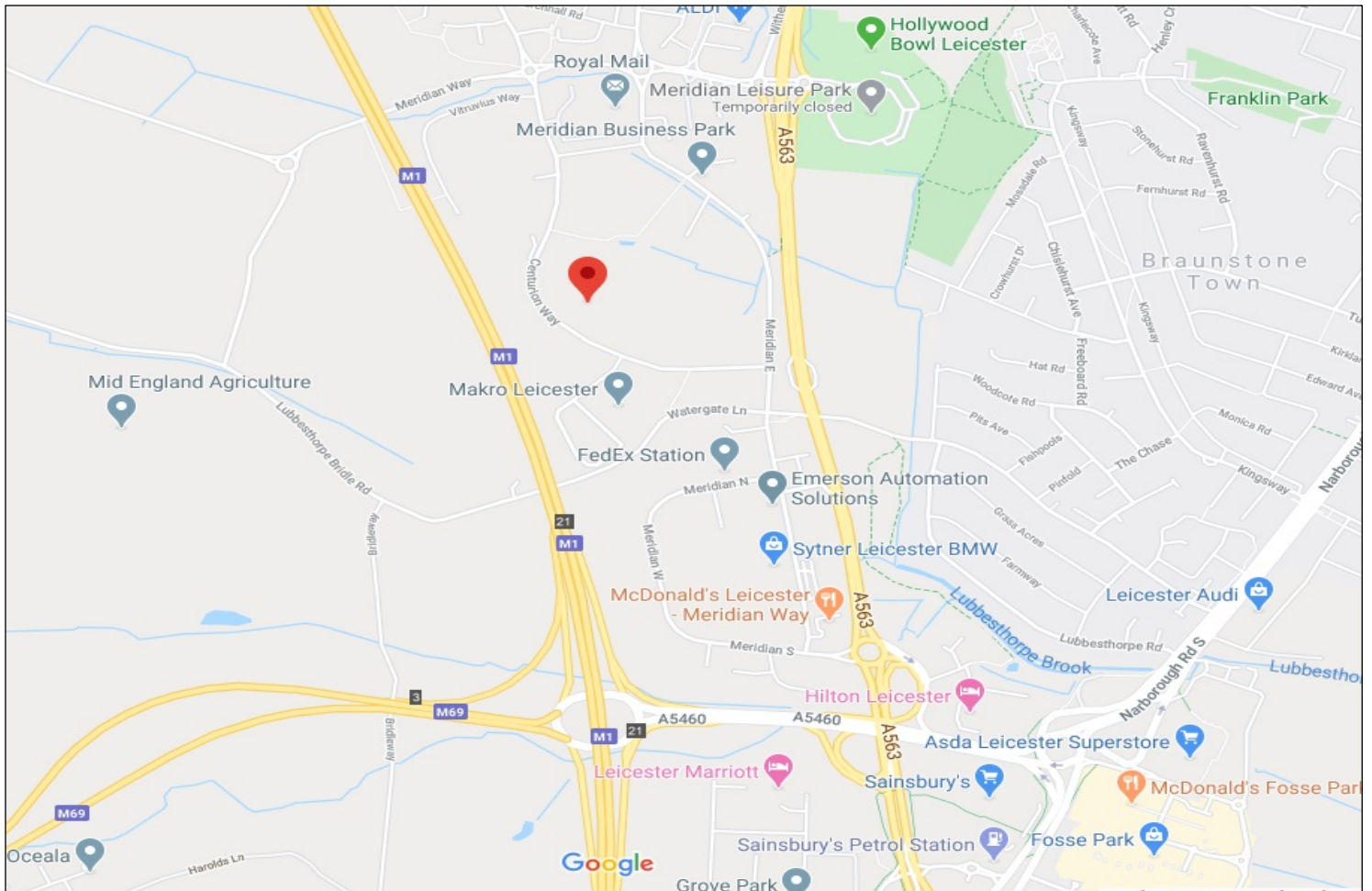
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**INDUSTRIAL**



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