

# To Let

**ANDREW+**  
**ASHWELL**

## Industrial unit

12 The Halfcroft +  
SYSTON + LE7 1LD



**975 Sq Ft**  
**(90.6 Sq M)**

£7,950 per annum

- Roller shutter access
- Shared loading yard
- Popular location
- 4 Parking spaces



## LOCATION

The property is located on The Halfcroft, Syston, a popular industrial complex located c. 5 miles North East of Leicester City Centre and within walking distance of Syston Town Centre.

Well positioned for access to the A46, road links throughout Leicester, Nottingham and wider major road links (M1/M69) are good.

## ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor Production / Warehouse	907	84.3
Ground floor WC / Kitchenette	68	6.3
<b>TOTAL</b>	<b>975</b>	<b>90.6</b>

## RATING ASSESSMENT

Rateable Value (2017):	£6,500
U.B.R (2020/2021):	£0.504
Est. Rates Payable (2020/21):	£3,276*

\*Small businesses may benefit from rates exemption.  
Rating information is for guidance purposes only and should not be relied upon.

## ENERGY PERFORMANCE CERT.

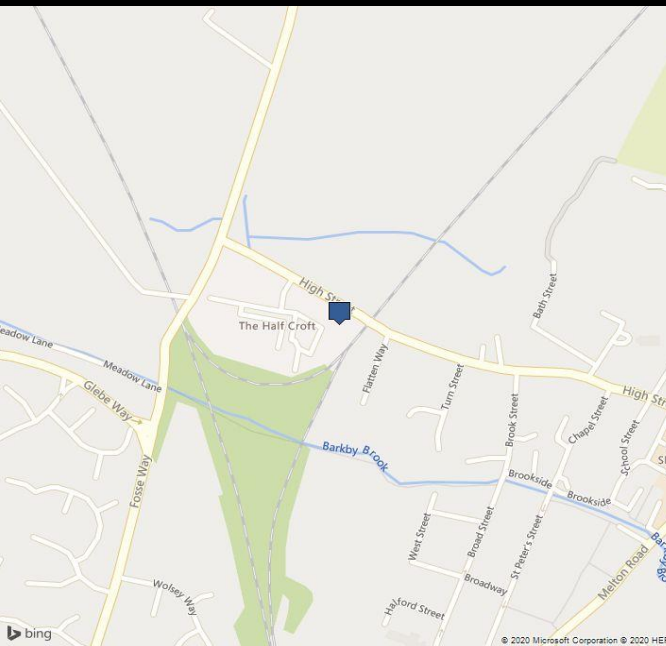
The EPC is available upon request.  
Certificate ref: 9090-3970-0351-0470-5054

## TERMS

A new Lease is available for a period to be agreed on full repairing terms at a rent of **£7,950 per annum exc. VAT** is not applicable.



### THE PROPERTY



SAT NAV: LE7 1LD

## DESCRIPTION

The property comprises of a single storey industrial unit of lean to construction clad in block/brick with corrugated roof over.

Internally, the unit provides warehouse/factory space (eaves 4m - 5m) with amenity block to the front elevation consisting of WC and kitchenette. The property has a manual roller shutter, fluorescent strip lighting and 3 phase electrics.

Loading is by way of a shared yard where 4 parking spaces will be demised.

## VIEWING

Strictly by appointment with the sole agent

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