

TO LET

ANDREW+ ASHWELL

2.44 acres with 21,890 sq ft buildings

111 Cannock Street
LEICESTER + LE4 9HR



21,890 Sq Ft
(2,033.58 Sq M)

£125,000 per annum

- Prominent site of 2.44 acres
- Secure external storage
- Highly sought location
- Suit builders centre or other uses
- Available from September 2019
- 360 tour see www.andash.co.uk





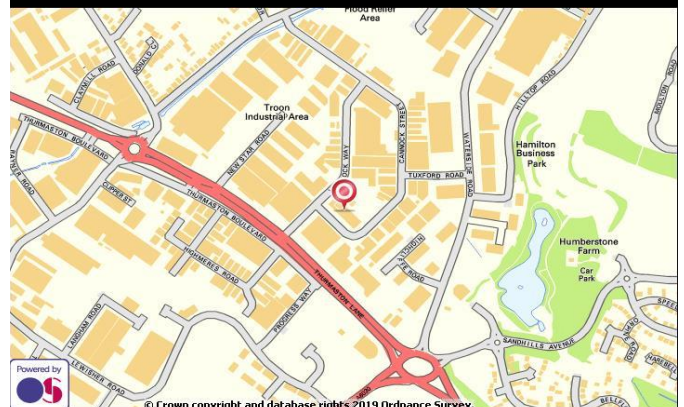
Location

Troon Commercial Area is one of Leicester's largest and well established commercial business locations which is located approximately 3 miles north east of Leicester City Centre.

Road communications are very good with the Estate situated immediately off Leicester's Outer Ring Road. The A46 is within close proximity and this connects Leicester with Newark and Nottingham to the north. The A46 also links with Leicester's Western Bypass providing a direct link to the M1 at junction 21A.

The premises are prominently positioned on the corner of Wenlock Way & Cannock Street with vehicular access off both Roads.

THE PROPERTY



SAT NAV: LE4 9HR





Description

The property comprises a substantial site with stores, offices and trade counter located in the heart of the Troon Industrial Area being one of Leicesters largest and established commercial locations.

Having extensive and prominent frontage on three sides, the property can be accessed either off Wenlock Way or Cannock Street. The site has palisade fenced perimeter and mix of concrete and tarmac hardstanding.

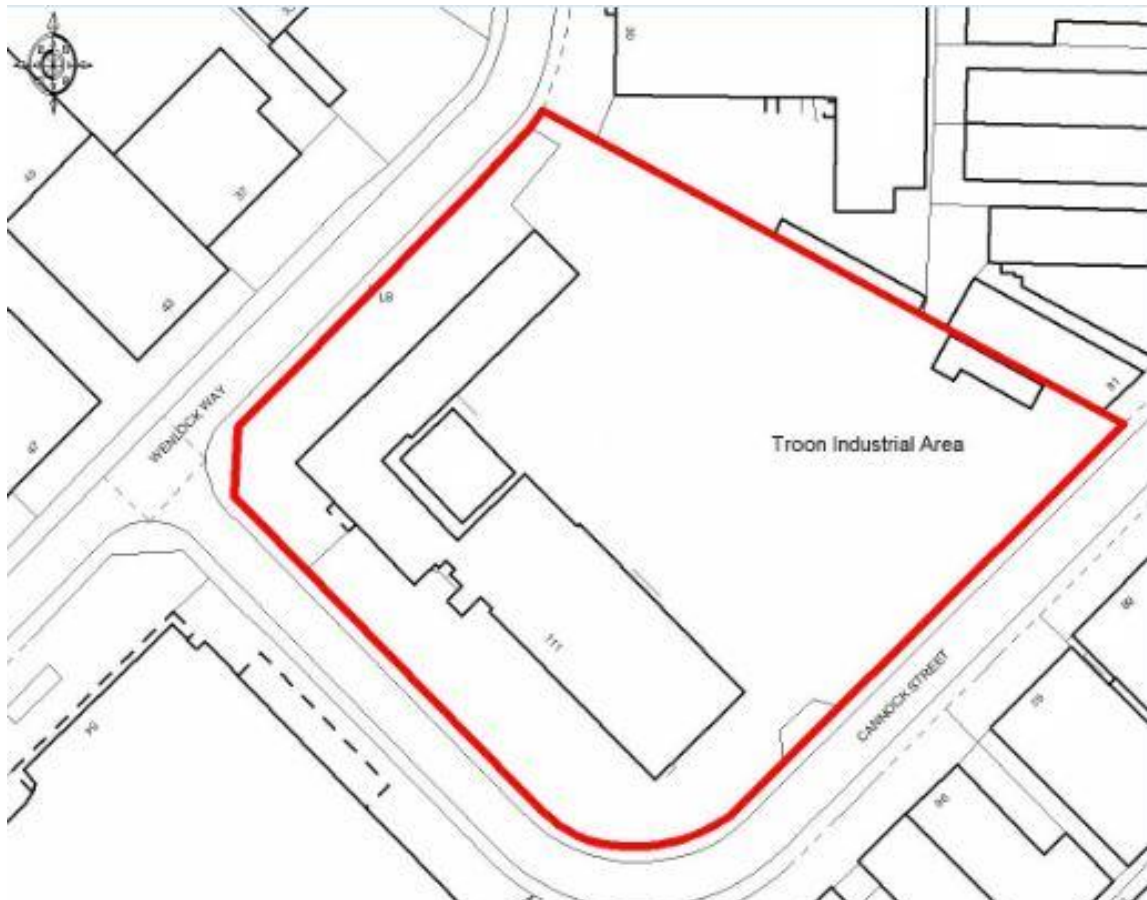
Building are mainly interlinked and provide mainly single storey stores/workshop, plus two storey offices and a trade counter.

The property has a long history of use for a builders centre but they are also suitable for alternate uses.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
GF Workshop	5,199	483
GF Office/stores	2,464	228.9
FF Offices	2,771	257.4
GF Trade sales	1,400	1,400
GF Warehouse	8,141	756.3
GF Open store	1,915	177.9
TOTAL	21,890	2,033.6





Energy Performance Certificate

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

111 This is how energy efficient the building is.

Rating Assessment

Rateable Value (2017):	£98,000
U.B.R (2018/2019):	£0.504
Est. Rates Payable (2018/19):	£49,392

Rating information is for guidance purposes only.

Terms

The premises are immediately available by way of a new lease at an initial rent of **£125,000 per annum +VAT**.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
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