



To Let

New Trade Unit - Final Unit Available

**16 North Leicester Trade Park + Progress Way + Leicester
+ LE4 9LQ**



4,990 SQ FT
(462.6 SQ M)

£75,000 per annum exc.



**Newly
constructed
trade park**



**Final unit
available**



**5.5m Internal
clearance**



**Ready for
Tenant fit out**



**Occupiers:
Toolstation +
Plumb Centre**



Prime location



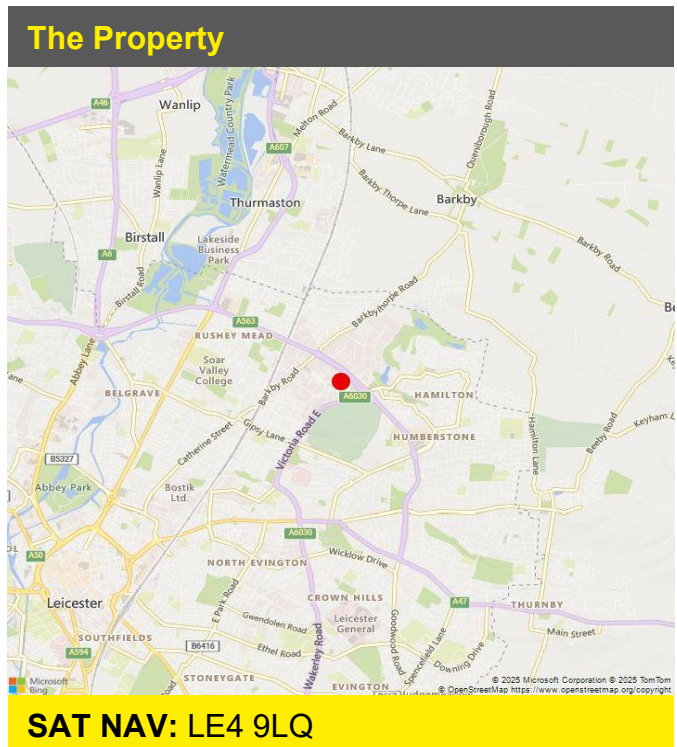


Location

North Leicester Trade Park is located approx. 3 miles north of Leicester City Centre bordering the edge of the Leicester City and Charnwood Districts.

This is a premier business location with occupiers including Toolstation, City Plumbing, Costa Coffee, Greggs, Porsche and Aldi foodstore.

Planning permission has been granted for 6 units on phase 4, which will enhance and complete the development.





Description

A mid terraced newly constructed (April 2025) industrial trade unit for immediate occupation. The unit is constructed around a portal frame, with insulated roof and panelled elevations, automatic pedestrian entrance doors and an internal eaves height of 5.5 metres.

The premises are ready for Tenant fit out, with WC's and an electrical distribution board. Loading is via an insulated sectional door, while the feature personnel doors are sliding. Each Unit has 6 allocated car spaces.

Plumb Centre and Toolstation occupy the adjacent units, along with Costa Coffee, Greggs, Porsche and an Aldi food store.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Unit 14 LET		
Unit 16	4,990	463.6
Unit 18 LET		
TOTAL	4.990	463.6





Terms

The property is available by way of a new lease for a term of 15 years with 5 yearly open market or CPI-indexed reviews (2-4%), subject to a commencing rent of **£75,000 per annum exc.**

VAT

Prices are quoted excluding VAT.

Energy Performance Certificate

The property has an EPC rating of A.

Rating Assessment

The subject property requires assessment. The adjacent unit (Unit 14) has a rateable value of £36,250, which the subject is expected to align with.

Rates information is for guidance purposes only.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
kww@andash.co.uk
07702 369 280

Malcolm Grayson
mdg@andash.co.uk
07855 956 361

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