



To Let

New Trade Units – Final Unit Available

16 & 18 North Leicester Trade Park + Progress Way +
Leicester + LE4 9LQ



4,990 Sq Ft

£75,000 per annum exc



**Newly
constructed
trade units**



**Final unit
available**



**5.5m Internal
clearance**



**Ready for
Tenant fit out**



**Unit 14 let to
Toolstation**



Prime location





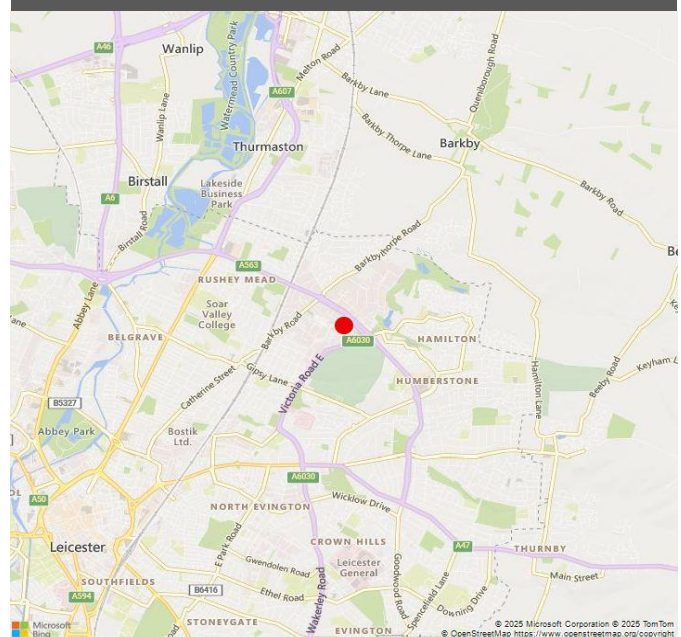
Location

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.

The Property



SAT NAV: LE4 9LQ





Description

Two newly built (April 2025) industrial trade units for immediate occupation. Each unit is independent but the two units could be easily combined if a single occupier wanted to remove the internal wall.

Internal clearance starts from 5.5M

The premises include WC's and an electrical distribution board ready for tenant fitout.

Loading is via an insulated sectional door, while the feature personnel doors are sliding.

Each Unit has 6 allocated car spaces.

Unit 14 Let to Toolstation, City Plumbing are located opposite, along with Costa Coffee, Greggs, Porsche and Aldi foodstore.

Accommodation

DESCRIPTION	SIZE (sq.ft.)	SIZE (sq.m.)
Unit 16	4,990	463.6
Unit 18 UNDER OFFER	4,990	463.6
TOTAL	9,980	927.1





Terms

The premises are 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.

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.

Energy Performance Certificate

Rated A

Rating Assessment

To be assessed.

Viewing

Strictly by appointment with the sole agent

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