



66 Church Gate, Leicester, LE1 4AL

Large Retail Warehouse To Let

TO LET

Unit - Retail Warehouse

Size: 17,700.00 sqft (1,644.38 sqm) | **Rent:** £35,000 Per Annum

- Large retail warehouse
- Ground floor office space
- First floor mezzanine
- 2 additional floors for storage
- Roller shutter door
- 12 car parking spaces
- Kitchenette
- Male and female WCs

LOCATION:

The property is situated in Leicester City Centre, North-West of the Clock Tower and South of Vaughan Way. The unit is set back from the road frontage of Church Gate and offers a private gated walkway leading to the entrance of the building. In addition to the available onsite parking, spaces can be found nearby at the Highcross John Lewis car park and Highcross Rooftop car park offering 2,000 and 1,000 spaces respectively. Nearby occupiers include Matalan, McDonald's, Santander, Cruise Fashion, Pizza Hut and Waterstones.



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DESCRIPTION:

The property is set back from Church Gate with a private gated walkway leading up to the entrance. Internally the property benefits from a large retail warehouse with ground floor office space on the left and a warehouse to the right hand side with roller shutter door providing access for deliveries. To the first floor there is a mezzanine creating additional retail space. Within the rear half of the building there are an additional two upper floors for storage. There are loading facilities to the rear of the building and parking for up to 12 vehicles.

FLOOR AREA:

| FLOOR | AREA SQFT | AREA SQM |
|--------------|-----------------------|---------------------|
| Ground Floor | 8,502.08 | 789.87 |
| First Floor | 7,587.15 | 704.87 |
| Storage | 1,610.77 | 149.65 |
| TOTAL | 17,700.00 sqft | 1,644.38 sqm |

TENURE:

Available by way of a new lease on terms to be agreed.

RENT: £35,000 Per Annum

SERVICE CHARGE: N/A

VAT: VAT will be charged at the prevailing rate.

RATEABLE VALUE: £21,500

EPC: Available upon request.

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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