

# Blackbird Industrial Park

AVAILABLE NOW

43 – 55 Blackbird Road (Land R/O), Ravensbridge Drive, Leicester, LE4 0ET

TO LET



**21 Units** | 750-2,500sq ft  
70-235m<sup>2</sup>

Indicative Illustration

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Situated in the heart of the Midlands, Leicester is a vibrant, colourful, and exciting region to eat, live and work, with something to offer for all. We have one of the youngest and most diverse communities in the UK offering a wealth of opportunities to expand and grow.

Indicative Illustration

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## Site Plan



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## Rental Table

Unit No.	Size Sq. Ft.	Price Per Sq. Ft.	Price per Month	Total Rent Per Annum (Excl. Service Charge & VAT)	Unit Status
1	1,400	£13.50	£1,575	£18,900	Available
2	1,700	£13.50	£1,912.50	£22,950	Let
3	1,700	£13.50	£1,912.50	£22,950	Available
4	1,400	£13.50	£1,575	£18,900	Let
5	750	£15	£937.50	£11,250	Let
6	1,000	£15	£1,250	£15,000	Let
7	1,000	£15	£1,250	£15,000	Let
8	750	£15	£937.50	£11,250	Let
9	750	£15	£937.50	£11,250	Let
10	2,050	£12	£2,050	£24,600	Let
11	1,700	£13.50	£1,912.50	£22,950	Let

Unit No.	Size Sq. Ft.	Price Per Sq. Ft.	Price per Month	Total Rent Per Annum (Excl. Service Charge & VAT)	Unit Status
12	1,700	£13.50	£1,912.50	£22,950	Available
13	1,450	£13.50	£1,631.25	£19,575	Let
14	2,050	£12	£2,050	£24,600	Let
15	1,150	£15	£1,437.50	£17,250	Available
16	1,150	£15	£1,437.50	£17,250	Available
17	1,500	£13.50	£1,687.50	£20,250	Let
18	1,500	£13.50	£1,687.50	£20,250	Let
19	1,150	£15	£1,437.50	£17,250	Available
20	2,050	£12	£2,050	£24,600	Let
21	2,500	£12	£2,500	£30,000	Not Available

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## Site Features Include:

- Prominent Location in Leicester
- Accessed from the West entrance on Blackbird Road
- Class E3 Use Consent
- 24/7 Access
- Securely Fenced & Gated Site
- Monitored CCTV
- 6 EV Charging Points

## Each Unit Benefits From:

- Minimum Eaves height of 5m
- 3 phase power to all units
- Electrically Operated Roller Shutter
- Kitchen
- WC Facilities
- Low Carbon & Energy Efficient Measures
  - EPC Rating A
  - PV Roof Panels
  - LED Lighting

## Terms & Conditions

Contact for Heads of Terms.

## VAT

VAT is applicable to the rent.

## Costs

The Lessee will pay a maximum of £2,250 plus VAT contribution towards the council's legal and surveyors fees.

## Rateable Value

The premises are to be assessed for rating purposes and small business rates relief eligibility

The tenant will be responsible for the payment of business rates.

## Service Charge

To be Confirmed.

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Leicester  
City Council

**Contact:**

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Or

Reece Dhalu

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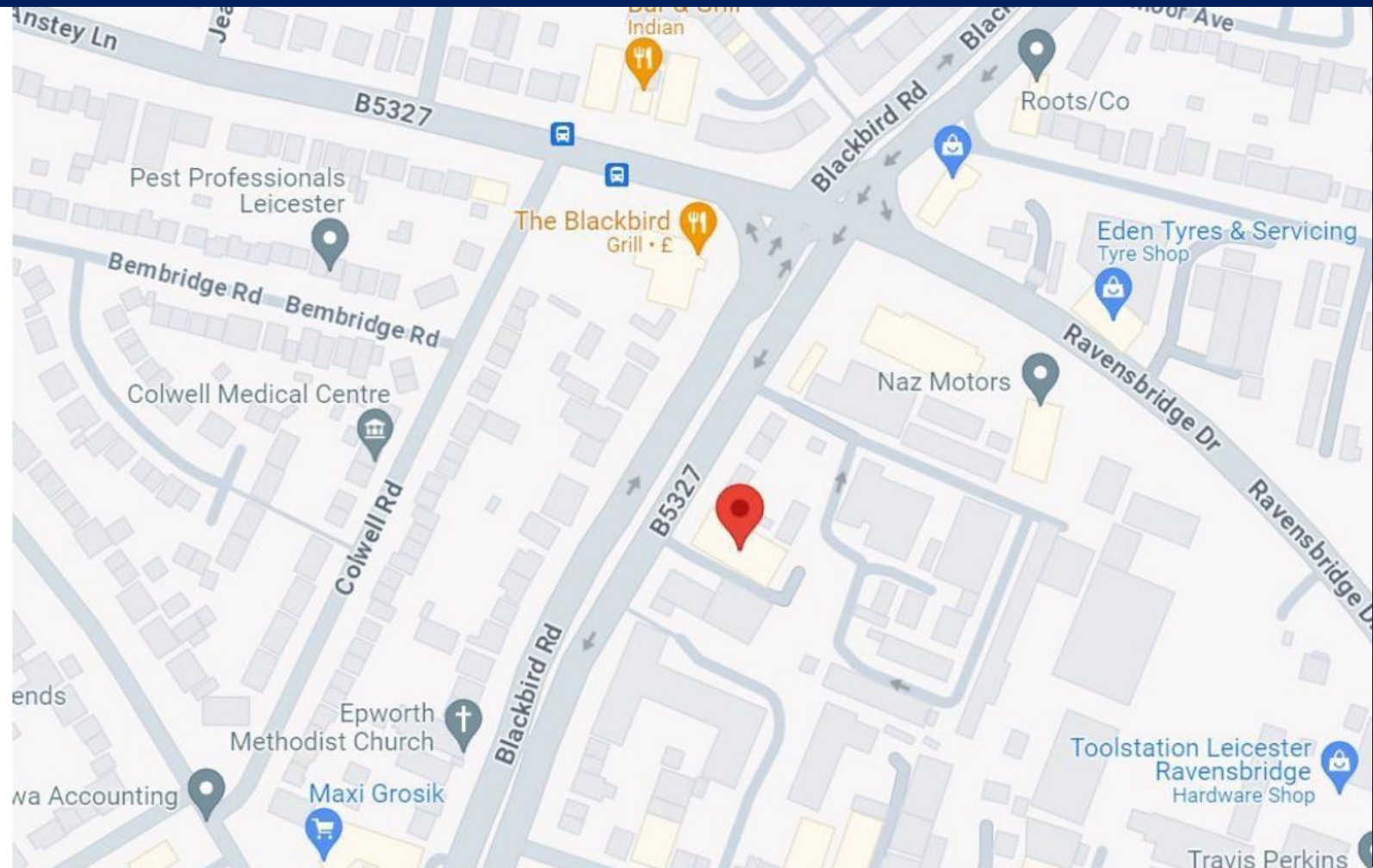


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For a detailed search of alternative commercial properties in Leicester, please contact the Invest in Leicester Team on 0116 454 1220 or email [enquiries@investinleicester.com](mailto:enquiries@investinleicester.com)

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