

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
70-235m2


Indicative Illustration

Blackbird Industrial Park

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Allocated Parking
and EV Charging
Points



Prime Midlands
Location



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and EV Charging
Points



Low Carbon &
Energy Efficient
Measures



Close Proximity to
M1 and M69



Flexible Working
Space

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.

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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:

Brendan McGarry

0116 454 2139

Or

Reece Dhalu

0116 454 6025

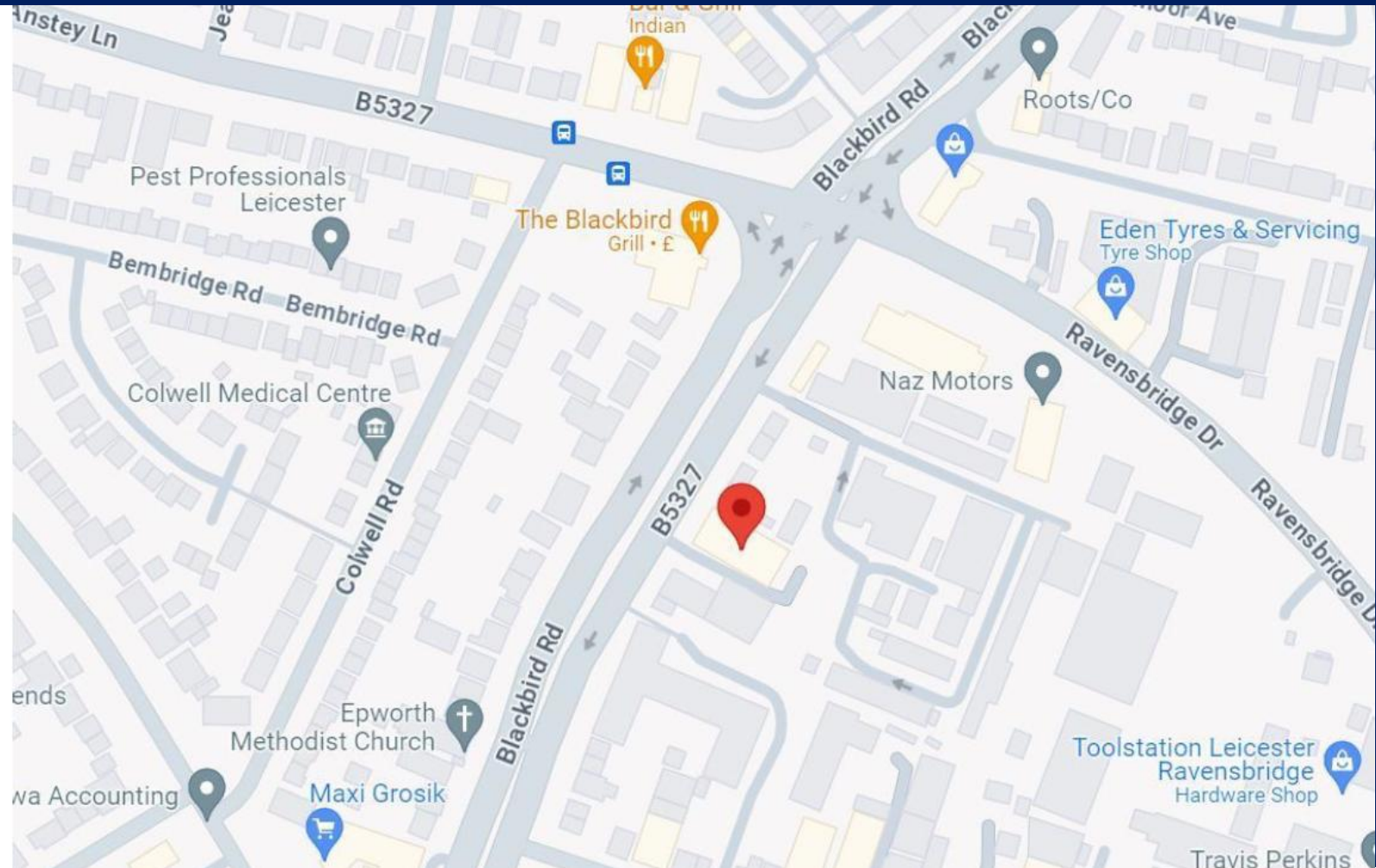


Email:

Brendan.McGarry@leicester.gov.uk

Reece.Dhalu@leicester.gov.uk

Development-team@leicester.gov.uk



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

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