

# TO LET

38 Francis Street,  
Leicester LE2 2BD  
Tel: 0116 255 8888



## UNIT F5, WATERSIDE, HAMILTON INDUSTRIAL ESTATE, LEICESTER, LE5 1TT

- Purpose Built Industrial Unit
- Good Access
- High Eaves
- Established Industrial Area

**SpencersDruce**  
**NaylorParkes**  
Chartered Surveyors Property Consultants

## LOCATION

The property is located on Hamilton Industrial Estate close to Troon Way which forms part of the A563 ring road around the City of Leicester. The premises are also close to the established industrial estates of Hamilton and Troon Way and have significant industrial users in these areas together with a local Aldi and Costa Coffee drive through as well as a local Porche dealership. The premises are therefore in an attractive location and due to the outer ring road have excellent transportation links around the City of Leicester.

## DESCRIPTION

The property is a mid terrace industrial unit of portal frame construction. At the front and rear there are brick infill panels as the dividing walls between the units are of block construction. There is cladding above the front and rear walls. There is a large industrial up and over door to allow vehicular access into the unit, whilst the pedestrian doors and windows are of metal construction and are double glazed.

Internally the property consists of a large open plan industrial area on the ground floor with W.C's and offices located off. There is also a mezzanine above part of the unit which is used for additional storage space and some limited office accommodation.

In front of the property there is a large concrete yard area which can be used for parking or for additional storage and the unit is accessed via a shared private roadway.

## ACCOMMODATION

Ground Floor GIA 229.63 m<sup>2</sup> 2,472 ft<sup>2</sup>  
Mezzanine 93.99 m<sup>2</sup> 1,011.7 ft<sup>2</sup>

External yard/car parking for approximately 5 cars.

## PLANNING

We understand the premises have a Class E (formerly B1, B2 and B8 planning use).

## SERVICES

The property is attached to mains electricity, water and gas supplies.

## EPC

The premises have an EPC rating of D.

## RATES

The premises are assessed for business rates under the 2023 Rating List as follows:-

Description	Rateable Value
Warehouse and Premises	£17,000

## TENURE

The premises are available by way of a new 3 year full repairing and insuring lease.

## RENTAL

£24,000 per annum exclusive of VAT (please note that the property is VAT registered).

## UNREPRESENTED PARTIES

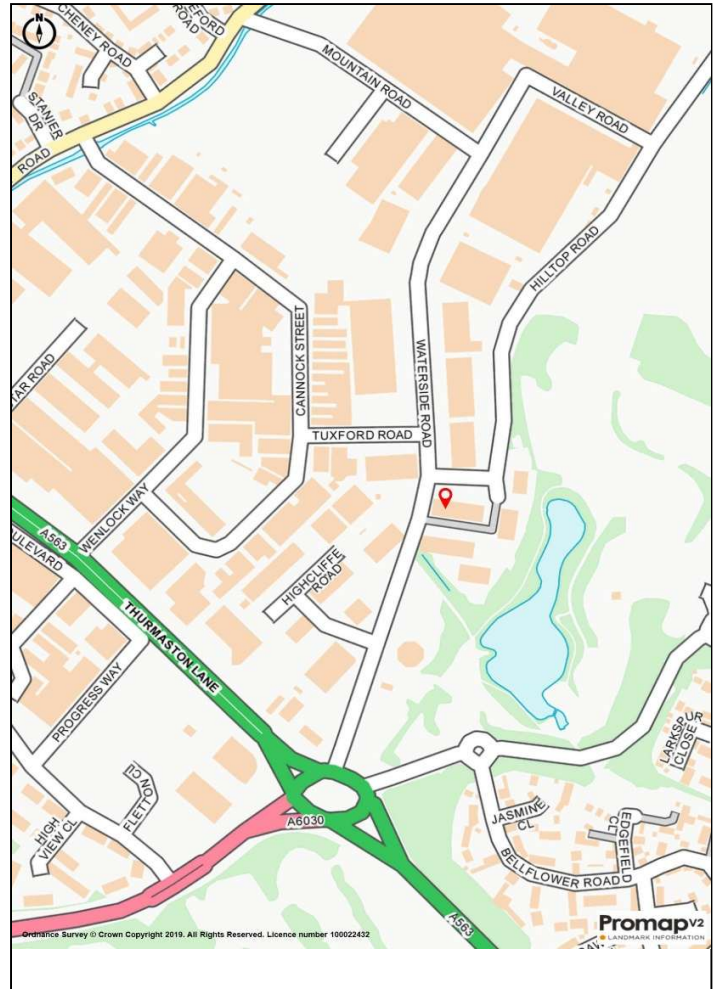
Lease negotiations are subject to the RICS Code for Leasing Business Premises (1<sup>st</sup> Edition) February 2020). Unrepresented parties are recommended to obtain professional advice.

## VIEWING

Strictly by appointment with the sole agents:-  
Spencers Druce Naylor Parkes  
38 Francis Street  
Leicester  
LE2 2BD

Tel: 0116 255 8888

Michael Holt  
[mholt@spencersdruce.co.uk](mailto:mholt@spencersdruce.co.uk)



PROPERTY MISDESCRIPTIONS: All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary interested parties should not be misled by the following: 1. All dimensions, distances, and floor areas are approximate and given for guidance purposes only. 2. Information given on tenancies and tenure has been provided to us in good faith and the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors. 3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant local authorities or by web based enquiry. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/lease. 4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no tests have been carried out prior to acquisition. 5. All prices and rents quoted are exclusive of Value Added Tax (VAT) unless expressly stated to the contrary.