

**ANDREW+**  
**ASHWELL**



**To Let**

# **Industrial Unit + Trade Counter**

**+ 16 Cyprus Road + Leicester + LE2 8QS**



**2,204 Sq Ft**

**£16,500 per annum exc.**



**Modern  
industrial unit**



**Trade counter**



**5.7m max  
internal height**



**Popular location**

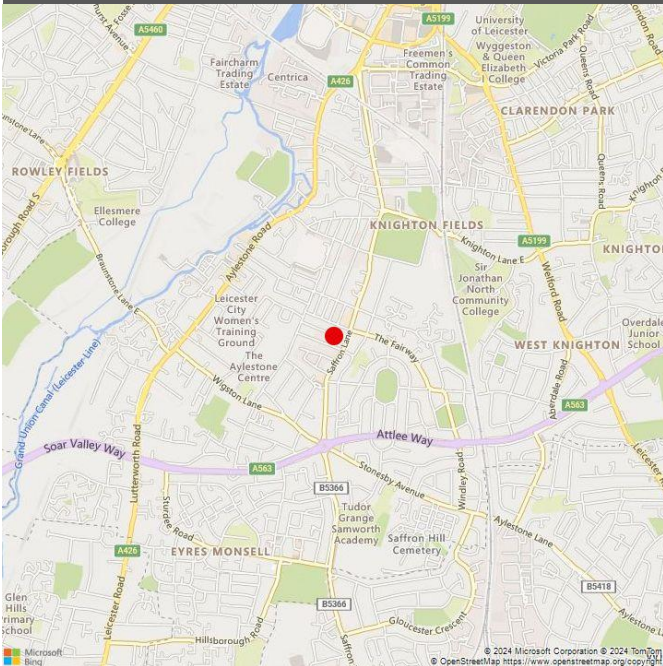


**0116 254 1220 | [andash.co.uk](http://andash.co.uk) | 53 London Road, Leicester LE2 0PD**

### Location

The property is situated on Cyprus Road, Leicester, located approx. 3 miles from Leicester City Centre and within the close proximity to the Outer Ring Road (A563) within a mixed industrial and residential location.

### The Property



**SAT NAV: LE2 8QS**

### Rating Assessment

Rateable Value (2023): £7,400

U.B.R (2025/2026): £0.555

Est. Rates Payable (2025/2026): £4,070\*

\*Small businesses may benefit from rates exemption.

### Energy Performance Certificate

A copy is available upon request.

### Description

A modern industrial unit, with two storey offices to the front elevation, clad in a mixture of brick and profile sheeting with part profile sheet roof finish, incorporating translucent roof lights.

Internally, the property comprises mainly open plan warehouse accommodation, to an eaves height of 4.8m - 5.7m, with trade counter and office to the front elevation. A rear single storey extension provides WCs, kitchenette and a store room.

A concrete surfaced area in front of the property provides parking and loading, via an electric roller shutter.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor Warehouse	1,720	159.8
Ground + first floor Offices / Trade counter	484	45
<b>TOTAL</b>	<b>2,204</b>	<b>204.8</b>

### Terms

The property is available for a period to be agreed on full repairing terms at an initial rent of **£16,500 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.

### Viewing

Strictly by appointment with the sole agent

**Kelvin Wilson**  
[kww@andash.co.uk](mailto:kww@andash.co.uk)  
07702 369 280

**Joe Dodd**  
[jpd@andash.co.uk](mailto:jpd@andash.co.uk)  
07541 637 028

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