



COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976



LEICESTER

Unit E, PASTURE LANE LE1 4EY

LOCATION

Pasture Lane is just off the A6 in Leicester City Centre.

ACCOMMODATION

The unit is self-contained, mid-terraced, with two car parking spaces and loading area, roller-shutter loading door giving full height access at ground level. Internally unit is offered as a decorated shell with gas on site and w/c facilities. The property was fully refurbished in 2023.

Property comprises:
1208 ft² ground floor with 1050 ft² mezzanine.

TENANCY

The property is let on a 6-year lease from 25th May 2023 to Leicester Hose & Hydraulics Limited. The lease is FRI and is subject to an upwards only rent review on 25th May 2026. There is a schedule.

29 High Street East, Uppingham, Rutland, LE15 9PY
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Partners: Justin Fowler MRICS, John Tookey MRTPI

The Culshaw Partnership is a limited liability partnership registered under number OC433535 in England and Wales. Regulated by the RICS. Registered office as above.

INVESTMENT FOR SALE INDUSTRIAL UNIT

RENT

£11,000 pa.

SERVICE CHARGE

The Landlord reserves the right to demand a reasonable and proportionate maintenance contribution to cover common/shared area costs.

PRICE

Offers in excess of £200,000 (no VAT)

YIELD

5.5% Gross

LEGAL COSTS

Each party to pay their own legal costs

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

EPC C Rating is available on request.

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