

# Blackbird Industrial Park

Available Q3 2024

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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Indicative Illustration



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



## Rental Table

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

Unit No.	Size Sq Ft	Price Per Sq Ft.	Price per Month	Total Rent Per Annum (Excl. Service Charge & VAT)
12	1,700	£13.50	£1,912.50	£22,950
13	1,450	£13.50	£1631.25	£19,575
14	2,050	£12	£2,050	£24,600
15	1,150	£15	£1,437.50	£17,250
16	1,150	£15	£1,437.50	£17,250
17	1,500	£13.50	£1,687.50	£20,250
18	1,500	£13.50	£1,687.50	£20,250
19	1,150	£15	£1,437.50	£17,250
20	2,050	£12	£2,050	£24,600
21	2,500	£12	£2,500	£30,000

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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 £1,500 plus VAT contribution towards the council's legal and surveyors fees.

## Rateable Value

The premises are to be assessed for rating purposes.

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

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Or

Reece Dhalu

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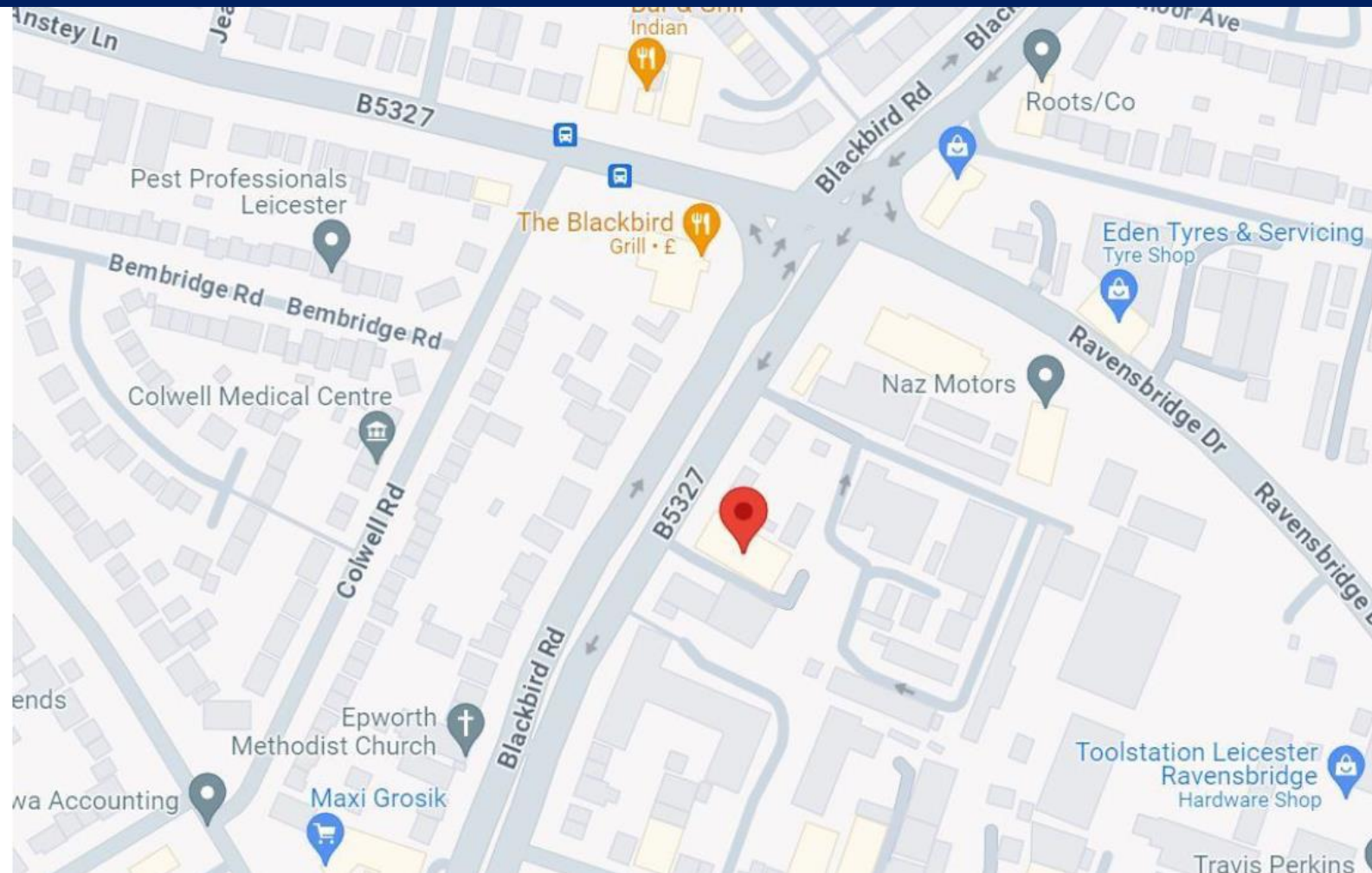


## Email:

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For a detailed search of alternative commercial properties in Leicester, please contact the Invest in Leicester Team on 1006 454 1220 or email [enquiries@investinleicester.com](mailto:enquiries@investinleicester.com)

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