



## Unit S4 Wharf Way, Leicester, LE2 9TF

**£1,246**

AVAILABLE NOW - Ideally located close to major motorway junctions, and Leicester City Center, this commercial unit of approx 1360 sq/f benefits from shared kitchen facilities, private W/c, electric shutter door, parking and automatic security gates.

We understand this unit doesn't attract business rates, but encourage prospective tenants to make their own enquiries.

APPROACH

SITE

THE BUILDING





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		