



**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.

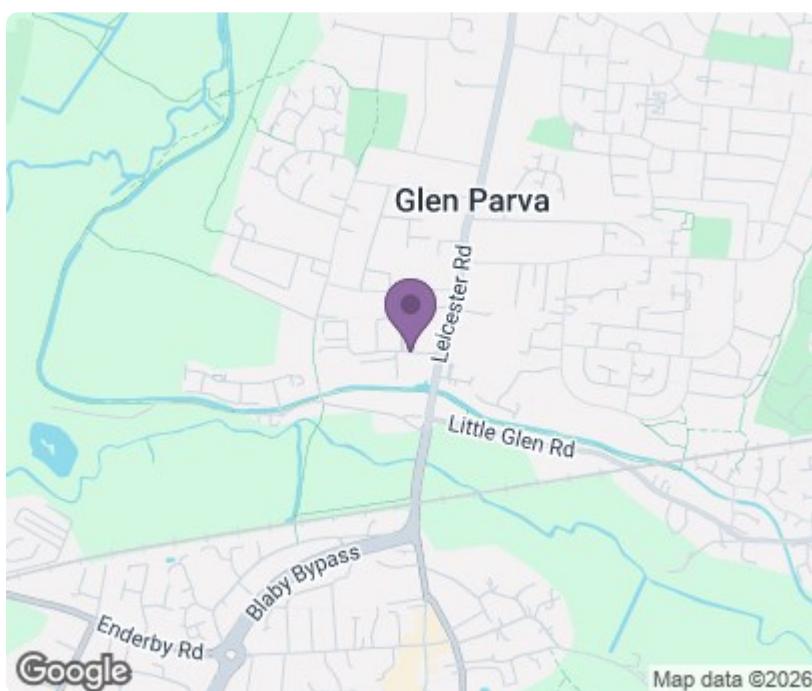
We understand this unit doesn't attract business rates, but encourage prospective tenants to make their own enquiries.

## APPROACH

### SITE

### THE BUILDING





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

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

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