

TO LET
Parker Drive
Leicester
LE4 0JP



ANNUAL RENTAL OF: £20,500 PAX

- A New Single Storey Industrial Unit
- Located Off Parker Drive, Near To Blackbird Road & Beaumont Leys Lane
- Total GIA: 2,400 sqft (220 sqm) approx.
- Open Plan Unit
- Loading Bay With Roller Shutter Door & Parking To The Front
- Eaves Height of 5.5 metres Approx.



Location

The property is conveniently located in a mixed industrial/residential location off Parker Drive, which is near to Blackbird Road and Beaumont Leys Lane, approximately 2 miles North of Leicester City Centre. The property is most easily accessed via the A6 St Margaret's Way, and is close to other industrial units and offices.

Description

A single storey, detached industrial unit of approximately 2,400 sqft (220 sqm) comprising open plan warehouse space which benefits from Class B use. We understand that the unit has an eaves height of approximately 5.5m with 6m to the apex, front loading bay with a roller shutter door and parking to the front of the property.

Accommodation

All measurements are approximate:

Total GIA: 2,400 sqft (220 sqm)

Outside: Front parking, front loading.

Planning

We understand that the property has Class B use with potential for alternative uses subject to obtaining planning permission.

All enquiries regarding planning should be made direct to Leicester City Council Planning department on (0116) 454 3000.

Rent

£20,500 pax. VAT is not applicable.

Lease Terms

The property is available to let by way of a 3-year lease or longer on a full repairing and insuring basis with 3 yearly rent reviews.

Legal Costs

The ingoing tenant will be responsible for the landlords' reasonable legal costs for the preparation of the lease.

Rating Assessment

Charging Authority: Leicester City Council
Description: Warehouse and premises
Rateable Value: TBC
Rates Payable: TBC
Period: TBC

Please make your own enquiries in respect of any rating liability.

Building Insurance

To be confirmed.

Services

The unit benefits from 3 phase electric supply, gas supply and water. The services, fittings and appliances (if any) have not been tested by the agents.

EPC

Band D.

Kal Sangra, Shonki Brothers Ltd

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Email: info@shonkibrothers.com

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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

