

TO LET

38 Francis Street,
Leicester LE2 2BD
Tel: 0116 255 8888



65 NASEBY ROAD, LEICESTER, LE4 9FH

- Detached storage unit
- Off road parking and yard area
- G.I.A – 89.42 sq. m. (962.50 sq. ft.)
- Rental - £13,500 per annum

SpencersDruce
NaylorParkes
Chartered Surveyors Property Consultants

LOCATION

The property is located on the corner of Naseby Road and Fairfax Road in a mixed residential and commercial area close to Gipsy Lane in the Northfields suburb of the City.

DESCRIPTION

The property is a detached rectangular brick built unit under a pitched roof. The unit is accessed by large timber doors. Internally is a large clear storage space with a small office and W.C located off.



ACCOMMODATION

G.I.A 89.42 sq.m. 962.50 sq.ft.

USER

Storage or light industrial only.

SERVICES

We understand that all mains services are connected to the unit.

EPC

The premises have a rating of 63 (Band C).

RATES

The premises are assessed for business rates under the 2026 Rating List as follows:-

Description	Rateable Value
Factory & Premises	£5,700

TENURE

The premises are available by way of a new full repairing and insuring lease for a period of years on terms to be agreed for storage or light industrial purposes only.

RENTAL

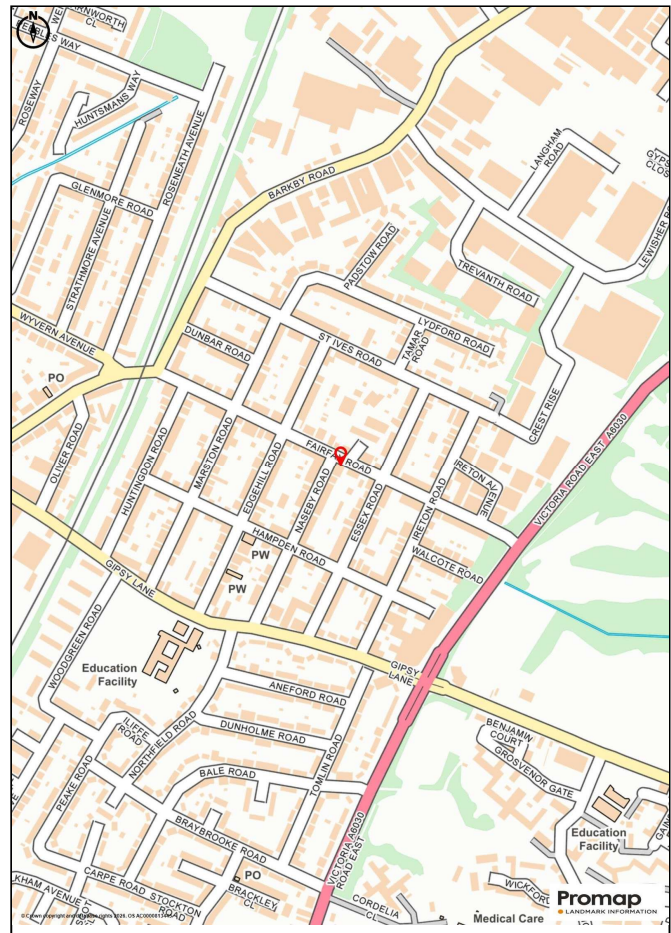
£13,500 per annum.

VIEWING

Strictly by appointment with the sole agents:-
Spencers Druce Naylor Parkes
38 Francis Street
Leicester
LE2 2BD

Tel: 0116 255 8888

Michael Holt
mholt@spencersdruce.co.uk



PROPERTY MISDESCRIPTIONS: All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary interested parties should not be misled by the following: 1. All dimensions, distances, and floor areas are approximate and given for guidance purposes only. 2. Information given on tenancies and tenure has been provided to us in good faith and the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors. 3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant local authorities or by web based enquiry. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/lease. 4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no tests have been carried out prior to acquisition. 5. All prices and rents quoted are exclusive of Value Added Tax (VAT) unless expressly stated to the contrary.