

TO LET
Parker Drive
Leicester
LE4 0JP



ANNUAL RENTAL OF: £60,000 PAX

- Single Storey Industrial Unit With F/F Offices
- Located Off Blackbird Road & Beaumont Leys Lane
- Total GIA: 8,964 sqft (832.79 sqm) approx.
- G/F: Industrial Unit & Block of WCs
- F/F: Offices & WCs
- Front & Rear Loading, Front Parking
- Eaves Height of Approx. 4.18 Meters and 6.18 Meters To The Apex



Location

The property is conveniently located in a mixed industrial/residential location on Parker Drive, which is between 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

Kal Sangra Shonki Brothers Ltd are pleased to offer this single storey industrial unit with first floor offices of approximately 8,964 sqft with an eave's height of approximately 4.18 meters and 6.18 meters to the apex. The property briefly comprises; industrial unit, first floor office, WC facilities and a kitchenette. We understand the property benefits from existing Class B use, 3 phase electric supply, front and rear loading bay and parking to the front.

Accommodation

All measurements are approximate:

Ground Floor: 7,872 sqft (731.36 sqm)
Block of WC's & industrial unit

First Floor: 1,092 sqft (101.43 sqm)
WCs & offices

Total GIA: 8,964 sqft (832.79 sqm)

Outside: Front parking, front/rear 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

£60,000 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 & Premises
Rateable Value: £36,250.00
Rates Payable: £18,088.75
Period: 1 April 2023 - present

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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Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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/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.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

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

