



TO LET

Detached Warehouse Premises

149 – 151 Parker Drive + Leicester + LE4 0JP



11,839 Sq Ft
(1,099.9 Sq M)

£59,500 Per Annum



**Single storey
detached unit**



Central location



**Good road links
nearby**



**Large demised
forecourt**



**Good local
labour pool**



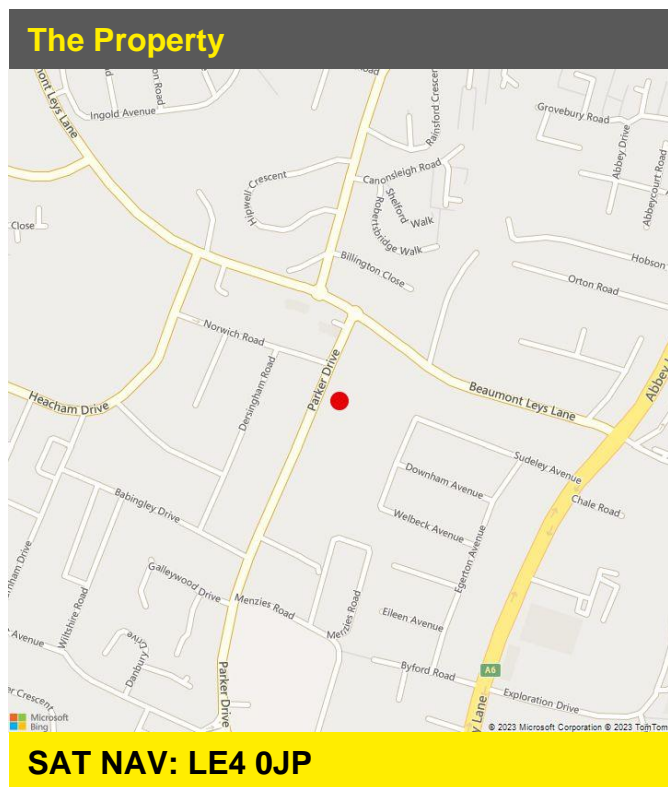
**Immediately
available**



LOCATION

Located along Parker Drive just off Blackbird Road, an established industrial location circa. 1.5 miles North of Leicester city centre.

Parker Drive acts as a main thoroughfare between Blackbird Road and Beaumont Leys Lane, which both provide access to the A6 leading to the Leicester A563 Outer Ring Road. Most major road links are easily accessible with a large local labour pool within the immediate vicinity.



ACCOMMODATION

| DESCRIPTION | SIZE (SQ FT) | SIZE (SQ M) |
|--------------|---------------|----------------|
| Offices | 1,132 | 105.2 |
| Warehouse | 10,707 | 994.7 |
| TOTAL | 11,839 | 1,099.9 |

DESCRIPTION

The property comprises a detached, single-storey industrial unit of brick construction with flat, pitched, and north-light truss roofs over.

Upon entry there is a mix of open-plan and cellular office accommodation with stores, leading to the main warehouse which offers an internal clearance height of 3m and is currently divided into three sections mostly due to non-structural partitioning (removable if required). Loading is provided over a shared loading apron to the right-side of the unit via an electric roller shutter door.

All services are provided with gas central heating to the offices and gas blowers in the warehouse, and a three-phase electric supply throughout.

Externally the unit benefits from a demised forecourt with parking available for 8+ vehicles.

RATING ASSESSMENT

The unit requires reassessment following Lease completion.

ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

TERMS

The premises is available by way of a new full repairing and insuring Lease for a term to be agreed at an initial rent of **£59,500 Per Annum exc.**

VAT

Prices are quoted excluding VAT.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

Joe Dodd
jpd@andash.co.uk
 07541 637 028

Kelvin Wilson
kww@andash.co.uk
 07702 369 280

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