

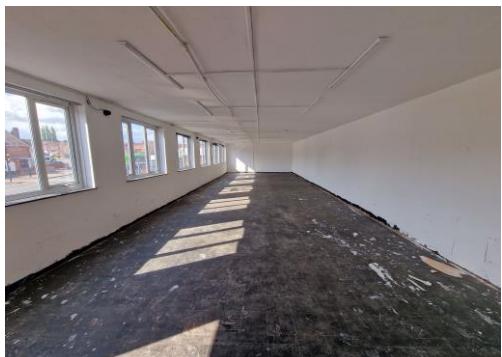
## TO LET

### Parker Drive Leicester LE4 0JP



**ANNUAL RENTAL OF: £14,000 + VAT**

- Spacious First Floor Office/Open Space
- Total GIA: 1,087 sqft (101 sqm) Approx
- Car Parking For 2 Vehicles
- Located Off Beaumont Leys Lane & Blackbird Road
- Large Sales Area, 2 WC's & Shower Room



## Location

This property is located within an industrial area, off Blackbird Road and near to Abbey Park. The property benefits from being in close proximity to Leicester City Centre, shops, parks and much more. The area benefits from easy access to and from Leicester City Centre and the surrounding areas.

## Description

A spacious first floor office/open space of approximately 1,087 sqft (101 sqm) located off Blackbird Road and near to Abbey Park comprising of a large sales area, 2 WC's and a shower room. The property was previously used as a gym under E class use and benefits from car parking for 2 vehicles.

## Accommodation

All measurements are approximate:

**Total GIA: 1,087 sqft (101 sqm)**

## Rent

£14,000 plus VAT pax (per annum exclusive).

## Planning

We understand the property has Class E use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department on (0116) 454 3000.

## Lease Terms

We understand that the premises is available by way of a new lease on a full repairing and insuring basis for a minimum term of 3 years or longer, with 3 yearly rent reviews. A rent deposit equivalent to a quarters rent is payable and is to be held for the duration of the lease, in a nil interest baring client deposit account.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs for the preparation of the lease.

## Rating Assessment

Charging Authority:	Leicester City Council
Description:	TBC
Rateable Value:	TBC
Rates Payable:	TBC
Period	-

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## EPC

Band D

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)

**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/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.

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

