



TO LET

105 PARKER DRIVE, LEICESTER LE4 OJP

 **jarroms**



£27,500



4,234 sq ft / 393.4 m²



Parking.



Separate offices.



Central location.

LOCATION

The property is prominently located on Parker Drive at the corner of Stadium Place, one of Leicester's primary industrial areas, running parallel to the A6 (Abbey Lane).

The location offers excellent connectivity, with easy access to the city's outer ring road and the wider national road network.

DESCRIPTION

A detached freehold industrial premises comprising ground floor storage, workshop areas, and office space, with additional office accommodation on the first floor. Ample loading and car parking facilities are available at the front of the property.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	4,234	393.4
TOTAL	4,234	393.4



USER

We understand the premises have an existing use — please enquire.

SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

TERMS

New lease, minimum 3 years.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.

An application fee will be payable in respect of referencing and AML checks.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

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.

RATING ASSESSMENT

Rateable Value: £24,000

This is an estimate for information only. Interested parties should check with the relevant local authority.



VIEWINGS

Strictly by appointment with the agents

JARROMS

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