

LET AGREED



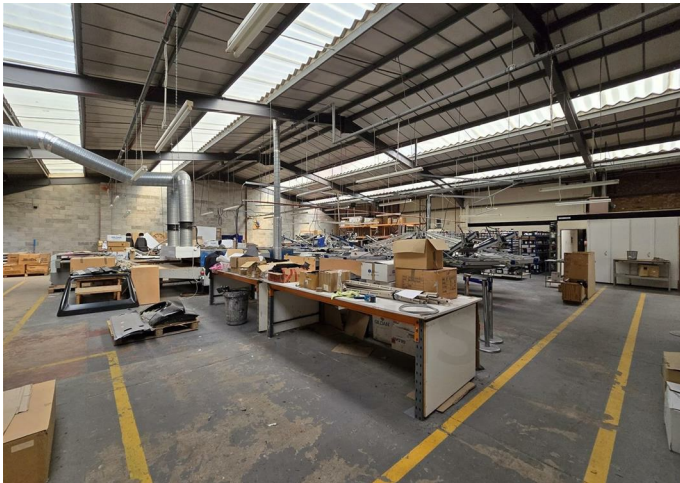
Industrial Unit

PARKER DRIVE LEICESTER LE4 0JP

£4,000 Per Month

FEATURES

- Large Warehouse
- Delivery Bay
- Reception Area
- Central Location
- Off Road Parking Available
- 2 Offices
- Plenty of Storage
- Roughly 7000 sqft



 **SETHS**

Null Bedroom Industrial Unit located in Leicester

Seths are proud to market this Industrial Unit/Warehouse under "Class B8 – Storage or Distribution" on Parker Drive within close proximity of Leicester City Centre.

The premises used to be used as a Printing Firm.

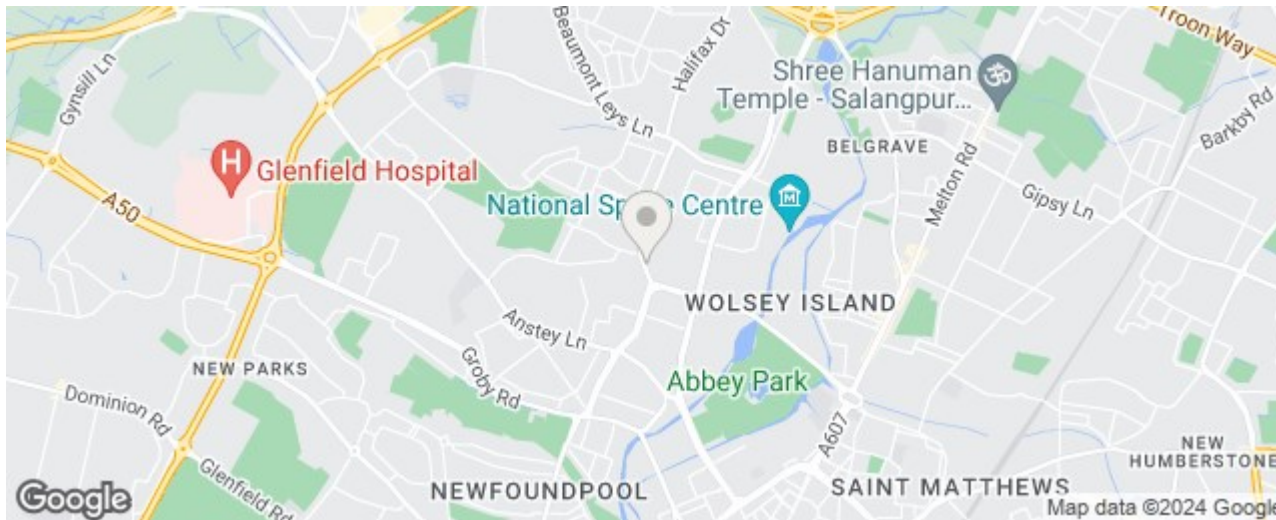
Upon entering the Premises there is parking for 4 Cars and also there is a Loading Bay at the back of the premises.

The Main Building opens into an Open Waiting/Reception Area. There are also 2 Offices either side of the Waiting Area.

There is a Hallway, which then leads to the large Open Plan Warehouse, which has a Kitchenette attached, access for Toilet and plenty of further Storage behind.

V.A.T applicable on the Rent and Deposit.
Business Rates of around £8500 per annum.

*A Non-Refundable Agency Fee of £399.00 + V.A.T to pay for Company Checks/References.



Call us on

0116 266 9977


let@seths.co.uk

www.seths.co.uk

Council Tax Band

Exempt

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

