



READINGS

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- **TOTAL GIA 611.9SQM (6,586SF)**
- **EXCELLENT TRANSPORT LINKS**
- **RENT £32,500 PER ANNUM**



17 Collingham Road, Leicester, Leicestershire, LE3 2BB

Readings Property Group are pleased to bring to market the opportunity to lease a commercial premises with excellent links to the city centre and motorway network. The property previously used as a fashion house, is suitable for a number of alternative uses, such as leisure, community, day nursery, subject to the relevant consents being granted.

Location

The premises is located on Collingham Road, close to Narborough Road (A5460), approximately 1.5 miles southwest of Leicester city centre. The property benefits from excellent communication links as Narborough Road connects to the city centre and to the M1/M69 motorway network.

A predominantly single storey factory/warehouse premises of brick construction with part northern lights and part pitched roof. The property has a gated side access for delivery vehicles. The front portion of the building is two-storey and accommodates a reception, office and kitchen facilities.

Terms & Rental

£32,500 per annum plus VAT

A new Full Repair and Insuring Lease to be granted for a term of years to be agreed. A 3 month rent deposit will be required.

Accommodation

The ground floor consists of a reception and meeting room, design / workshop area, rear warehouse / storage and WC facilities.

The first floor consists of an office/meeting room and kitchen.

Ground Floor: 566.0 sqm (6,092 sf)

First Floor: 26.9 sqm (289 sf)

Basement: 19sqm (204 sf)

Total Gross Internal Area: 611.9 sqm (6,586 sf)

Planning

Taking in to consideration the previous user, we believe the current planning use would fall under Class E

We would advise all interested parties to make their own enquiries and not solely rely on information we have provided

Rating Assessment

Rateable value as of 1st April 2023: £22,500

Rates payable 2022/23: TBC

Energy Performance

EPC Rating - E

VAT

We understand VAT is applicable.

Services

Mains water, electric and gas are available.

Legal Costs

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

Application & Referencing

All applications will be subject to the relevant checks.

Viewing

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agent Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.