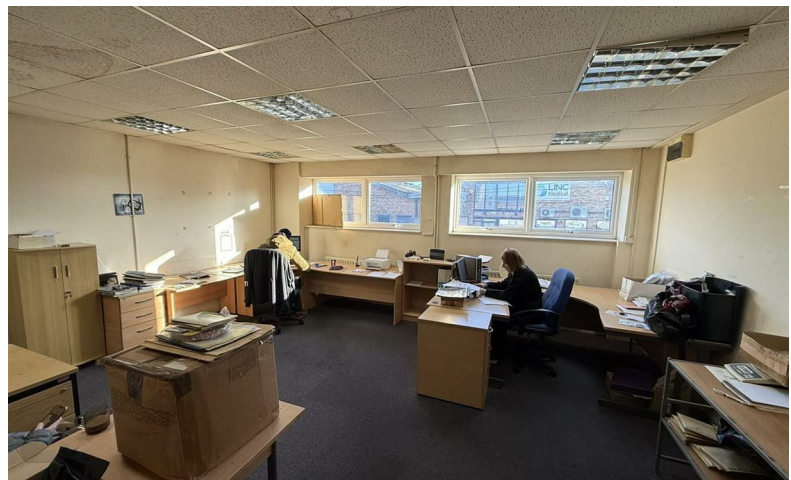




READINGS

www.readingspropertygroup.com



£7,800 Per Annum + VAT

First Floor, 18 Kingsley Street, Leicester, Leicester, LE2 6DL

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Readings Property Group are pleased to bring to market a first floor office / storage unit with a ground floor trade counter. The unit is suitable for a number of uses such as storage, distribution, manufacturing etc.

Location & Description

The property is located on Kingsley Street which links on to the established industrial estates on Oakland Road and Morris Road. It is easily accessed from Welford Road via Knighton Fields Road West and is approximately 1.5 miles from Leicester City Centre making it easily accessible. The premises is a ground floor commercial unit, suitable for an office, storage or an industrial / factory user.

Terms & Rental

£7,800 per annum

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

Accommodation

Total Gross Internal Area. approx 126.4sqm (1,360 sqft)

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

Rateable value as of 1st April 2023: £3,700

Rates payable 2024/25: TBC

Prospective tenants are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

Energy Rating - TBC

VAT

VAT is payable on the rent.

Services

Mains gas, water and electric 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 and a reference fee of £250 plus VAT.

Viewings

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

Agents 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.