READINGS
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- **Secure surfaced yard area**
- **Situated on an established industrial estate**
- **Good Transport Links**
- **6m Eaves**





£33,000 Per Annum

Unit W2, 76 Morris Road, Leicester, LE2 6BR

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Readings Property Group are pleased to bring to commercial unit fitted out to a high standard suitable for a business looking for warehouse and production space with office units. The premises comes with allocated car parking and is located in an established industrial estate with excellent transport links.

Location

Morris Road is located within the established Clarendon Industrial Estate, a prominent industrial area situated approximately one mile south of Leicester city centre. The estate benefits from excellent transport links, providing convenient access to both the city centre and the M1/M69 motorway network to the south. The principal route into the estate is via Welford Road (A594). The location also benefits from a substantial local labour catchment, and demand for industrial and commercial premises within the estate remains strong.

Description

The property has been split to provide two self-contained warehouses and two separate office units spread over the ground and first floor. All the units have their own access and allocated car parking.

Rear of 76 Morris Road is the main warehouse facility which has its own delivery access via roller shutters and has been fitted out to a good standard to accommodate a multi-purpose business, It has a number of enclosed office / production rooms and a main central warehouse.

Terms & Rental

The property is available on the following terms:

£33,000 per annum

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 Gross Internal Area is 485 sqn (approx. 5,220 sqft)

WC Facilities Available

There is parking for approximately 8 vehicles.

Rating

Rateable value: 27,000
Rates payable 2026/27: £11,664

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 - D(86)

VAT

TBC

Services

Mains Water, Gas & 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.

Viewings

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

Unrepresented Parties

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.

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 Code of Measuring Practice (6th Edition) and ISVA code of measuring practice.