

**MATHER
JAMIE**

01509 233433

**140 Marjorie Street
Leicester
Leics
LE4 5GX**

**TO LET
£20,000 pax**



Industrial Unit

206.52 sq m (2,223 sq ft)

140 Marjorie Street, Leicester, Leics, LE4 5GX

DESCRIPTION

The property is an end terrace industrial unit beneath part flat and mono pitch roofs. The property has a maximum internal clearance of 4.88m, solid concrete floor, powered roller shutter loading door.

The unit has a small reception area, WC and benefits from 3-phase power and gas blower heater. To the front elevation there are steel gates to the loading area.

ACCOMMODATION

Total GIA	206.52 sq m	(2,223 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£20,000 (twenty thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.



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BUSINESS RATES

Local Authority: City of Leicester
Period: 2023/2024
Rateable Value: £5,800

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

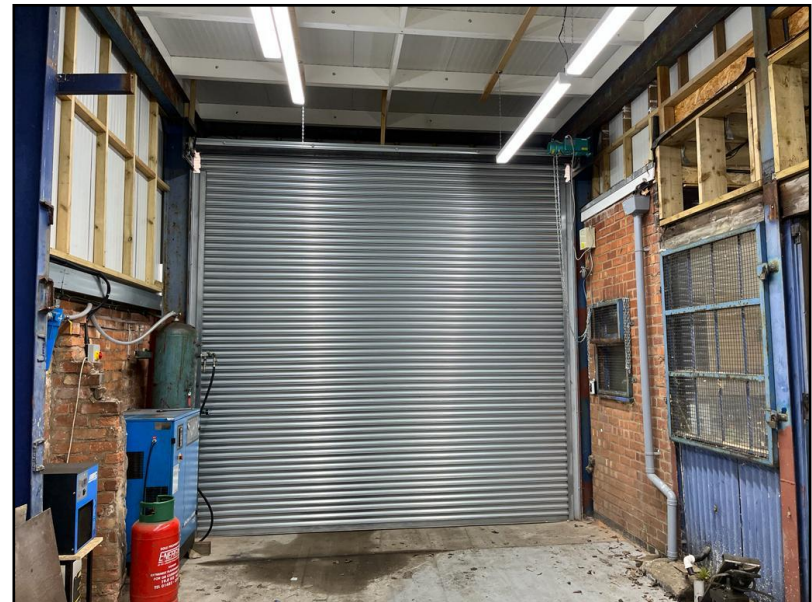
ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 103 within Band E. The EPC is valid until 13 June 2032.

PLANNING

We understand the premises have authorised planning consent under Class E/B2 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

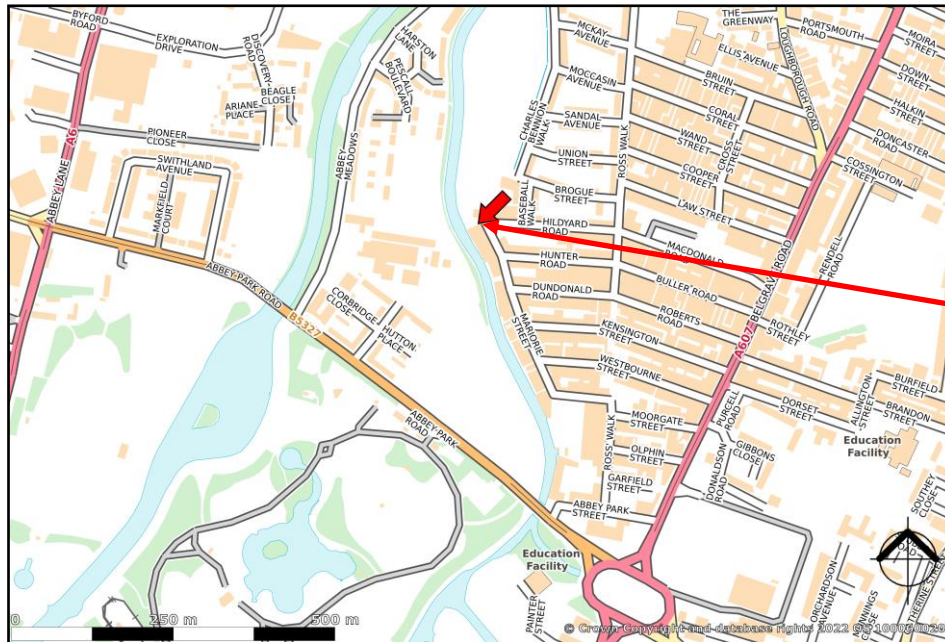


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LOCATION

The subject property is located on Marjorie Street which is situated off Belgrave Road (A607). The A607 provides superb access to the Leicester western bypass and A6 3 miles to the north. The outer ring-road of Leicester is approximately 1½ miles to the north.

 **what3words:**
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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations