



PARKER DRIVE TRADE PARK

LEICESTER • LE4 0JP

Premium Warehouse Accommodation

From 5,000 to 18,000 sq.ft (464.51 - 1,672.20 sq.m)
on 1.623 acres

- Excellent yard/parking provision
- Located just off A6 trunk road
- Occupiers include Selco and Howdens
- Minimum height 8m
- Industrial/Warehouse/Trade Park

TO LET





UNIT A:
Let to



1.623 Acres

LOCATION

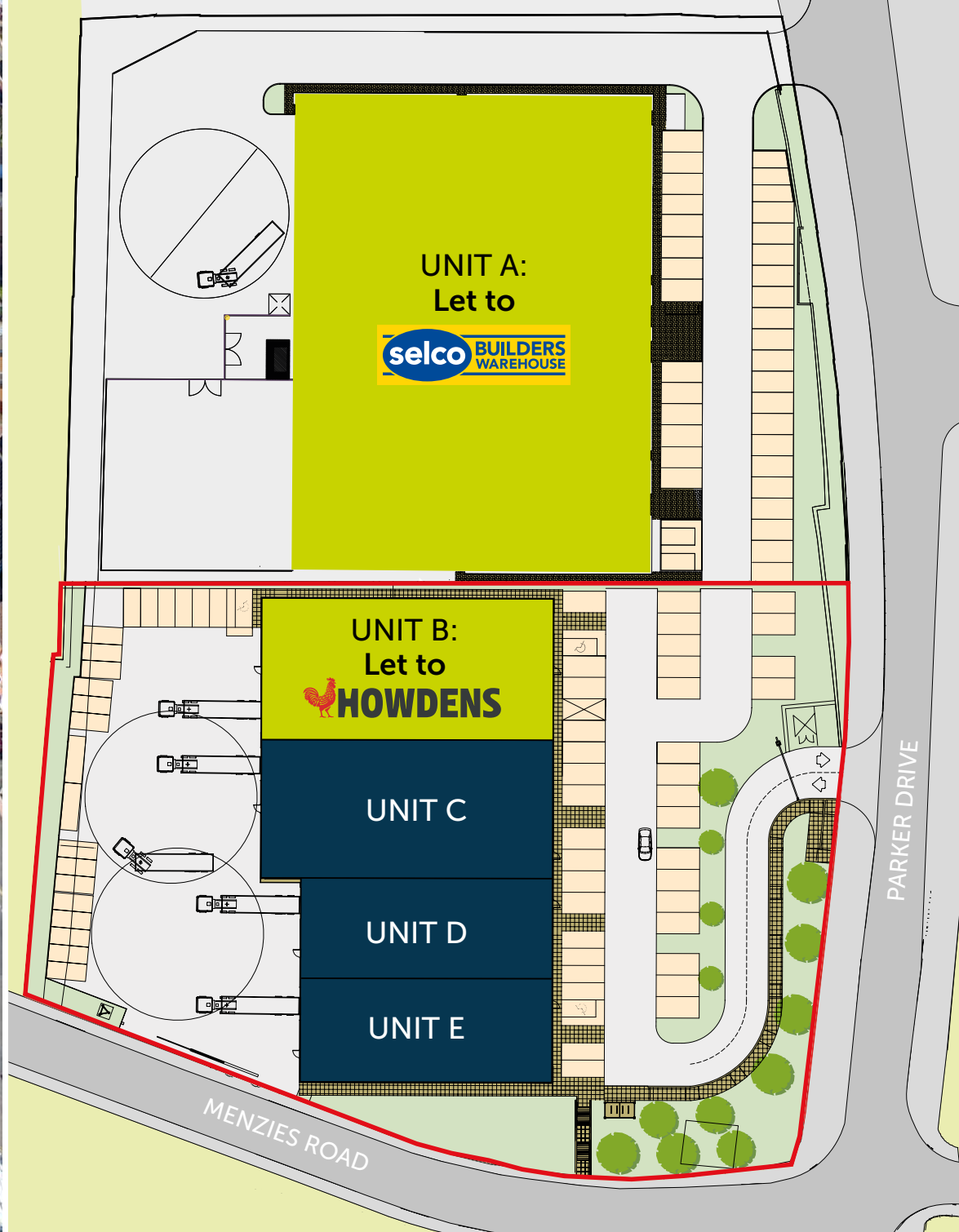
This new development is situated on Parker Drive, one of the main industrial areas of Leicester City Centre.

Parker Drive is just off the A6 (Abbey Lane) trunk road which connects Loughborough and Leicester.

Parker Drive also gives excellent access via Blackbird Road out to the A50 and Junction 21/22 of M1 motorway and the A46.

DESCRIPTION

The site will deliver 4 new build modern industrial/trade park units with internal height clearance of 8 metres. The scheme has already secured it's first Pre-Let to Howdens who have taken 8,000 sq.ft. The area is popular for Warehouse/Trade Counter users with B&Q, Travis Perkins and Selco who took 35,000 sq.ft in the first phase being in the local vicinity.



INDICATIVE IMAGE



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ACCOMMODATION

	Sq.m	Sq.ft
Unit A: LET	3,252	35,000
Unit B: LET	743	8,000
Unit C	743	8,000
Unit D	465	5,000
Unit E	465	5,000

All areas are quoted in accordance with the RICS Code of Measuring Practice.



SAT NAV: LE4 0JP

RENT

Rent upon application.

TERM

The property will be available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed. All other uses will be considered subject to the planning.

PLANNING

Construction of four storage & distribution units with ancillary trade counters (Units B & C Class B8) (Units D & E Sui Generis), vehicle parking, turning & loading facilities. This is under planning reference: 20202079.

SERVICES

All main services shall be connected to the unit.

CONTACTS

Strictly by appointment through the sole agents:

Reg Pollock

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Conditions under which these details are issued:

These particulars are issued on the distinct understanding that all negotiations are conducted through APB and Andrew & Ashwell. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or accuracy of the details referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars. September 2021. carve-design.co.uk 15075/2

