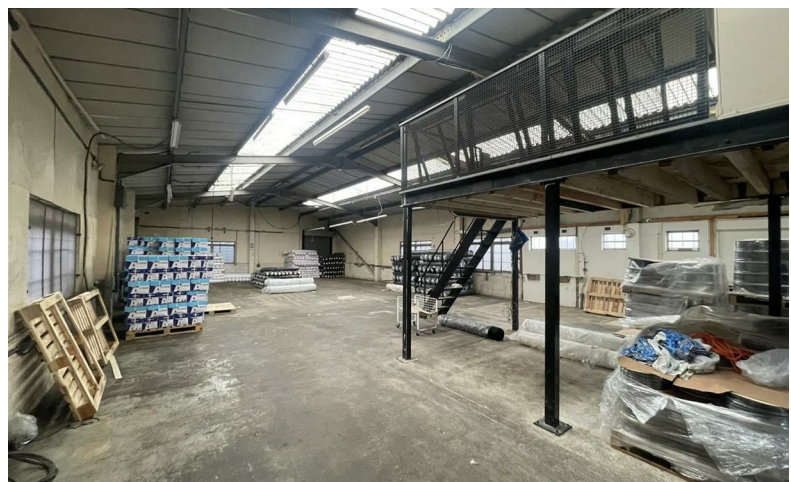
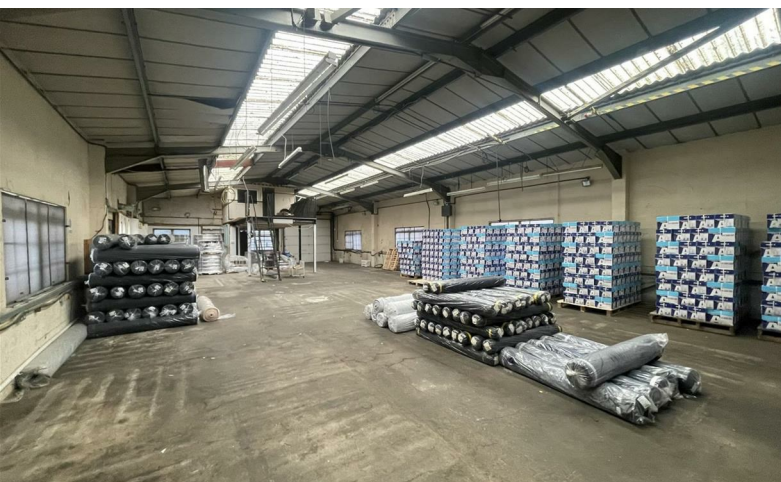




# READINGS

www.readingspropertygroup.com



## £17,500 Per Annum

16 Highmeres Road, Leicester, LE4 9LZ



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Readings Property Group are pleased to bring to market the opportunity to lease an industrial premises located on a popular estate. The property is a single storey brick built premises under a pitched roof. The property has a roller shutter door to the front elevation as well as a personnel door. Internally the property has a large warehouse/workshop area and also a mezzanine which accommodates an office. Externally there is an area of hard standing at the front of the property for vehicular parking.

### Location

The property is located on Highmeres Road which is accessed off Thurmaston Boulevard which in turn provides direct access to the outer ring road and Thurmaston Lane. The property has excellent access to the regional transport links including the A6 and A46 which provides a link to the M1 at Junction 21A. Surrounding occupiers are predominantly industrial occupiers forming part of a well established industrial location.

### Terms & Rental

£17,500 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

Gross Internal Area

Workshop: 272.2 sqm (approx 2929 sf)

Mezzanine: 20.7 sqm (222 sf)

WC facilities available.

Total Gross Internal Area

292.9 sqm (3,151 sf)

Outside:

Externally there is an area of hard standing at the front of the property for vehicular parking. To the rear there is a sliding access door which can be access from the side and rear access road.

### Rating

Rateable value £12,000

Rates payable 2023/24: £5,988

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 - E

### Planning

We understand the property comes under planning use Class E, B2 & B8. However each applicant should confirm this with the local authority,

### VAT

We understand VAT is payable

### 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.

### Viewing

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar & Ashley Sutton). (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 Code of Measuring Practice (6th Edition) and ISVA code of measuring practice.