



**37 Equity Road, Leicester LE3 0AS**

## **Industrial Premises**

- ▶ **Total GIA: 1,614 Sq Ft**
- ▶ **Providing functional accommodation**
- ▶ **Close to city centre**
- ▶ **Rent: £10,000 per annum**

For enquiries and viewings please contact:



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### Location

Leicester is a major East Midland's city lying to the east of the M1 Motorway at Junctions 21 & 22 with Junction 21 being the link with the M69 Motorway accessing easily into the West Midlands. The city has, historically, been known for the hosiery and footwear industries although, more recently, warehousing and distribution has become a major employer alongside the motorway junction.

The property occupies a frontage position to the south eastern side of Equity Road just off Narborough Road (A46) in an established residential area made up predominantly of Victorian terraced housing. Equity Road is a one-way street with traffic travelling in an easterly direction incorporating residents' priority car parking and lying approximately 1½ miles south-west of Leicester City Centre.

The location is highly accessible as Narborough Road is a major arterial route and has good public transport facilities. The Narborough Road frontage is also made up of retail units interspersed with bars and restaurants which serve this extensive and densely populated residential area. Many of the properties in the vicinity have been converted to flats particularly targeted at the student market because of the proximity to the De Montfort University campus. It is also convenient for Leicester Royal Infirmary and both the King Power Stadium and Welford Road Rugby ground.

### Description

The property comprises a semi-detached industrial premises of brick construction beneath a mono pitched roof supported on timber trusses. Internally, the ground floor has been fitted with a solid concrete floor throughout with painted brick elevations and is lit via suspended tube lighting. A small partitioned office has been installed to the front of the unit and there is a WC and stores to the rear. Loading is facilitated by way of a roller shutter door in the front elevation, behind which are double doors. A timber frame mezzanine floor has been erected at first floor level which provides further useful storage space. Externally the property benefits from a forecourt, providing off road car parking for 1 car.

### Accommodation

	Sq M	Sq Ft
Ground Floor	76.7	826
First Floor Mezzanine	73.2	788
<b>Total</b>	<b>149.9</b>	<b>1,614</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

### Services

We understand all mains services are connected to the property.

### Tenure

The premises are available by way of a new lease for a term of years to be agreed.

### Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £4,350. Subject to status the tenant might qualify for 100% rates relief.

Source: VOA

### Rent

£10,000 per annum

### VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

A copy of the EPC assessment available upon request.

### Viewings

Viewings are by appointment with sole agents Innes England

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