



112-112a Marjorie Street, Leicester LE4 5GX

Industrial Premises

- ▶ **Total GIA: 3,292 Sq Ft**
- ▶ **Providing flexible warehouse accommodation**
- ▶ **Secure yard**
- ▶ **Rent: £25,000 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 subject property occupies a frontage position on Marjorie Street, opposite the junctions of Kensington Street and Dundonald Road, within the suburb of Belgrave, approximately 1.2 miles north of Leicester City Centre. The area is mixed use in nature comprising Victorian dwellings, retail premises and ad-hoc post war industrial units.

Description

112a Marjorie Street comprise a two-storey workshop of traditional brick construction with a pitched, slate covered roof and an interlinked single storey extension known as 112 Marjorie Street.

112a Marjorie Street is accessed via a timber wooden door. The accommodation is of regular shape with painted plastered walls and ceilings and a concrete floor. An internal staircase provides access to a first-floor area, which is of suspended timber board and joist construction.

The accommodation for 112 Marjorie Street is also of regular shape. The specifications include a concrete floor, a corrugated metal flat roof, painted brick elevations and tube lighting. There is also a double wooden door providing access into an enclosed yard area fronting Marjorie Street, suitable for parking one large vehicle, off road.

Accommodation

	Sq M	Sq Ft
Ground - 112 Marjorie Street	44.6	480
Ground - 112a Marjorie Street	216.4	2,329
First - 112 Marjorie Street	44.9	483
Total	305.8	3,292

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 Factory and Premises and has a rateable value of £11,250.
Source: VOA

Rent

£25,000 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

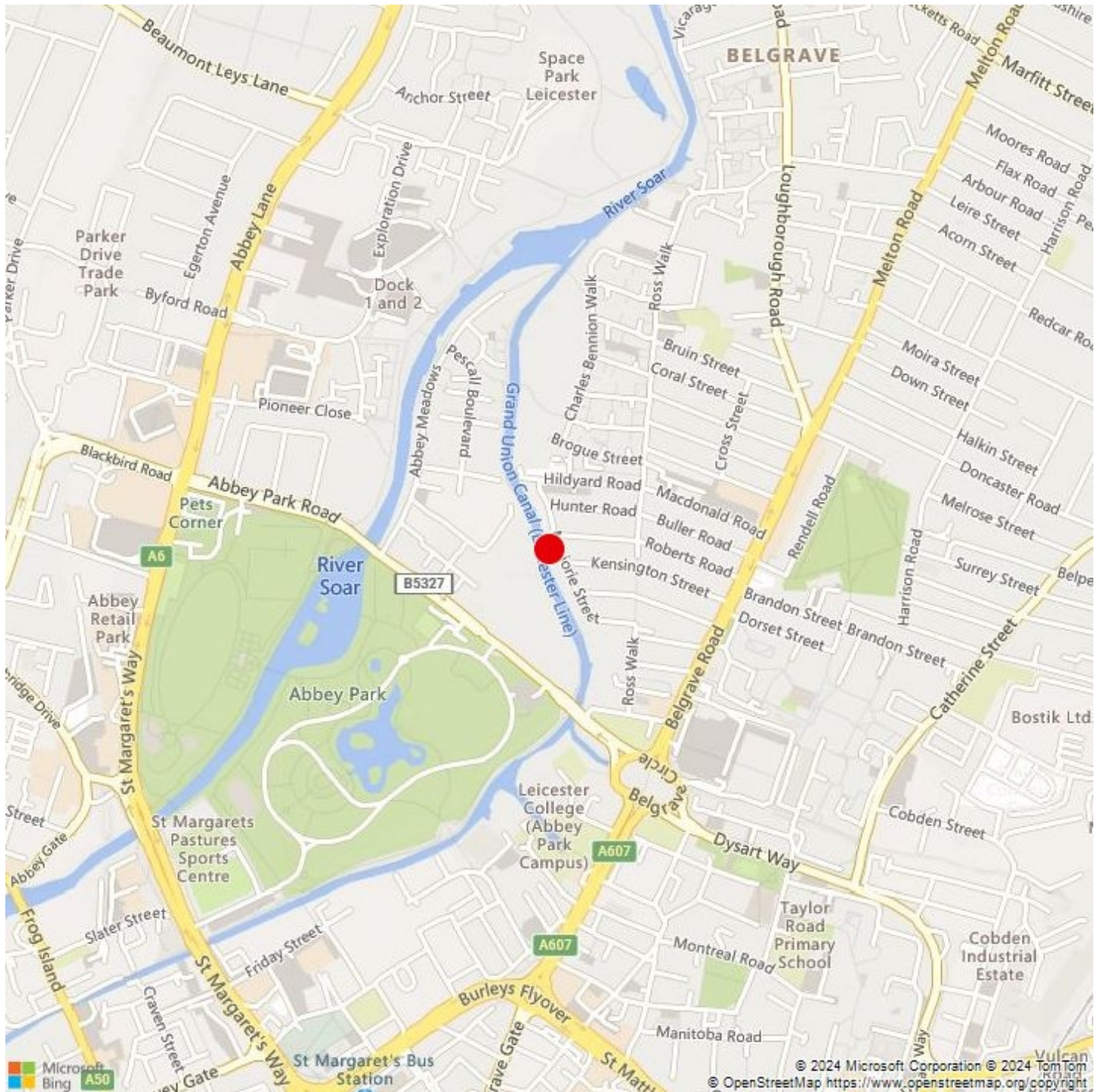
The premises have an EPC assessment of: C (51)

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 04-Mar-2024





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