



MARLOW ROAD, LEICESTER LE3 2BQ

£205.00 PCM exc.



LOCATION

Marlow Road is located just off the Narborough Road which is the main arterial route into the City from the M1/M69 Junction 21.

DESCRIPTION

The properties are single storey units of brick/block construction with tiled mono-pitch roofs over.

The units typically have separate pedestrian and vehicle access and would be suitable for a variety of workshop/ industrial uses.

The premises form part of Marlow Road Industrial Estate which benefit from a gated entrance which is locked between 7.00 p.m. and 7.00 a.m. and also monitored closed circuit television cameras.

Ground Floor

Internal Width	24'3"	7.39m
Maximum Depth	16'4"	4.98m
Total Floor Area	400 sq ft	37.16m²

Including W.C./Cloaks

Outside to the front of the units there is hardstanding for 2 cars/light vans

TOWN & COUNTRY PLANNING

We have been verbally informed by the Planning Department of Leicester City Council that the subject premises have an existing use under Class B1 (light industrial) of the Town & Country Planning (Use Classes) Order 1987.

RATEABLE VALUE

The rateable values of the premises have varying rateable values which when multiplied by the Uniform Business Rate (currently £0.426 small business rate) results in the following:

Rateable Value:	£2000.00
Rates Payable 2011/2012:	£852.00

Rateable Value:	£2100.00
Rates Payable 2011/2012:	£894.60

LEASE

The premises are available on a new full repairing and insuring basis for a term to be agreed.

RENTAL

The commencing rent under the Lease will be £205.00 per calendar month exclusive payable monthly in advance.

DEPOSIT

Tenants will be required to pay a security deposit of £600.00 to be held by the Landlord's Agent for the term of the Tenancy, this will be refunded on vacation provided all Lease terms have been complied with.

LEGAL COSTS

The ingoing Tenant will be responsible for the Landlord's legal costs incurred in connection with the Agreement of £175.00 plus VAT.

VIEWING

Strictly by arrangement through the Sole Agents on 0116 2221999.