



157-161 Parker Drive , Leicester, Leicestershire LE4 0JP

Factory / Warehouse Premises

- ▶ **GIA: from 13,443 sq ft (1,248.9 sq m)-30,646 sq ft (2,847.12 sq m)**
- ▶ **Situated in a popular industrial area**
- ▶ **Good road links nearby**
- ▶ **Rent: £138,000 per annum exclusive (can be split if required)**

For enquiries and viewings please contact:



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Location

Leicester is the second largest city within the East Midlands, located some 20 miles south of Nottingham and 43 miles north east of Birmingham. According to the Census in 2011, the district population was some 320,000 persons.

The subject property has a prominent frontage onto Parker Drive and is located within an established inner-city industrial area, located approximately 1.5 miles north west of Leicester City Centre. In terms of road networks, in close proximity are the A6 (Abbey Lane), and the A50 (Grobby Road) truck roads, which form arterial routes leading to the inner and outer ring roads of the city.

Description

The subject property comprises two interlinked industrial buildings, which have arranged in an L-shape configuration having a main frontage onto Parker Drive.

The warehouse accommodation is predominantly arranged over the ground floor, and in part, a lower ground floor due to the topography of the site.

The warehouse accommodation comprises various open plan sections of steel portal frame / brick construction, beneath a pitched steel truss roof. There is a solid concrete floor throughout with suspended tube lighting; a sprinkler system and a fire alarm system with emergency lighting. The eaves height within the various sections ranges between 3.17 metres - 3.56 metres.

At the Parker Drive elevation there is a part two-storey, part-three storey office block. This accommodation comprises open plan and partitioned office sections together with kitchen / WC welfare facilities. The specification to the offices generally includes a suspended ceiling with inset lighting, carpet floor coverings and double-glazed windows in uPVC framing.

Externally, there are off-road parking provisions at the Parker Drive elevation adjacent to a loading bay.

Tenure

The whole property is available to rent for a term of years to be agreed.

A split of the building may be possible; please contact us to discuss individual requirements.

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £88,000.

Source VOA

Accommodation

	Sq M	Sq Ft
<u>157 Parker Drive</u>		
Ground Floor Warehouse / Office	1,407.51	15,150
First Floor Office	93.33	1,005
Second Floor Office	97.38	1,048
<u>Total GIA</u>	<u>1,598.22</u>	<u>17,203</u>
<u>161 Parker Drive</u>		
Lower Ground Floor Warehouse	230.46	2,481
Ground Floor Warehouse	929.14	10,001
First Floor Office	89.32	961
<u>Total GIA</u>	<u>1,248.90</u>	<u>13,443</u>
<u>AGGREGATE TOTAL GIA</u>	<u>2,847.12</u>	<u>30,646</u>

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

Rent

For the entire building (2 elements) - £138,000 per annum exclusive, or individually:

157 Parker Drive - £77,500 per annum exclusive

161 Parker Drive - £60,500 per annum exclusive

VAT

All figures are quoted exclusive of VAT, if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C 70

Viewings

Viewings are by appointment with sole agents Innes England

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