

block 61a

CAMBRIDGE ROAD ■ WHETSTONE ■ LEICESTER ■ LE8 6LH

CANMOOR



Single Storey Offices With Parking 2,294 sq ft (213.1 sq m) **TO LET**

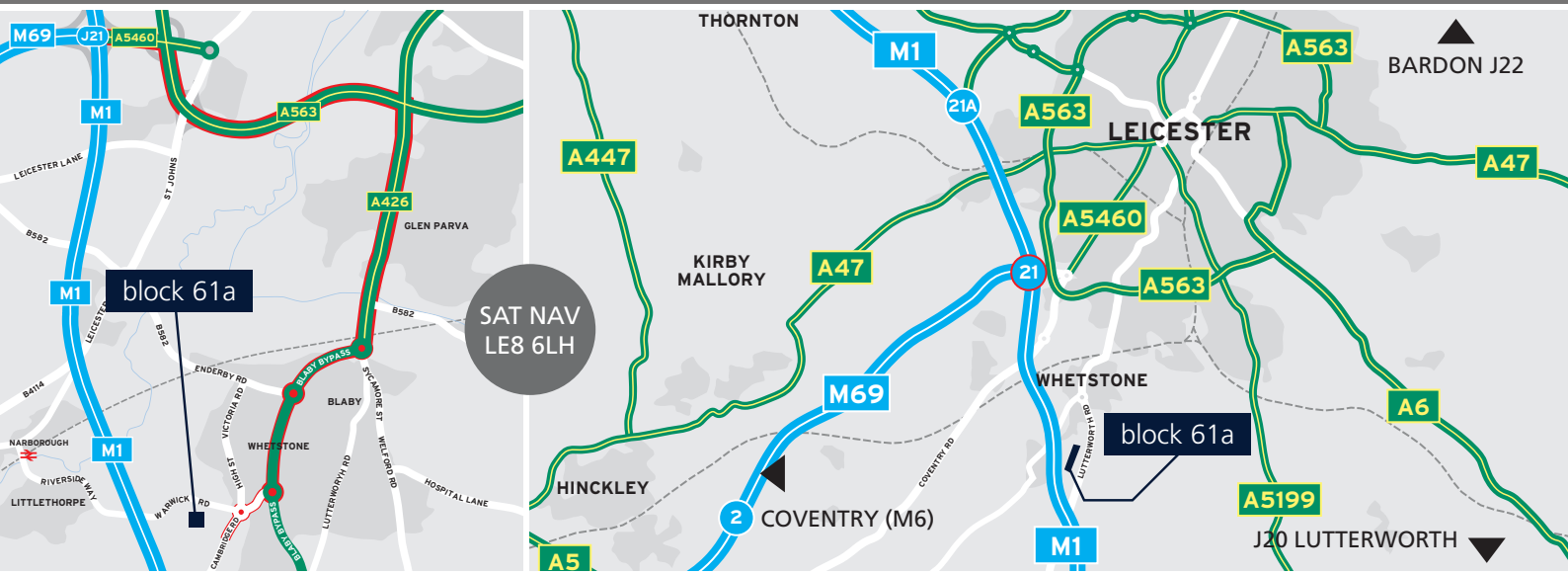
- Competitive rent
- Gas central heating & Air-con
- New lease available
- 5 miles to the south of Leicester City Centre
- Forecourt parking for 4-6 cars
- Self contained

LEICESTER

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LOCATION

The estate is located to the south of Whetstone, a suburb of Leicester, approximately 5 miles to the south of the City Centre.

It is situated in an established commercial area, approximately 4 miles from Junction 21 of the M1, which connects directly to the M69, and only 13 miles from J1 of the M6.

DESCRIPTION

The property comprises single storey office premises providing mainly open plan accommodation plus partitioned meeting rooms. The suite incorporates an entrance lobby, separate male & female WCs and kitchen facilities.

The unit is carpeted throughout and benefits from suspended ceilings with inset LED lighting. Heating is provided by way of a gas fired central heating system plus air-condition. Forecourt parking is available providing 4-6 parking spaces.

ACCOMMODATION

	sq ft	sq m
Ground floor offices	2,143	199.1
Ground stores	151	14
Total	2,294	213.1

RATING ASSESSMENT

Rateable Value (2017):	£9,100
Ground floor offices	£0.499
Ground floor offices	£4,541

For qualifying businesses, this property may benefit from 100% business rates relief. Rating information is for guidance purposes only.

EPC

An EPC is available on request.

TERMS

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of: £12,750 per annum. There is an estate service charge for security and estate maintenance/upkeep. This is currently estimated at £0.80psf.

VAT

Prices are quoted excluding VAT.

VIEWING

Strictly through joint sole agents.

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