



**High Quality Offices To Let 235.3 sq.m. (2,533 sq.ft.)**

**Unit 6 Vantage Park, Hamilton, Leicester LE4 9LJ**

## LOCATION

The property is situated approximately 3 miles north east of Leicester city centre, close to Leicester's outer ring road, which in turn links with the A46.

The property is close to Humberstone and Hamilton districts and their amenities (e.g. Tesco). It is also close to the Troon industrial area, which is one of Leicester's largest commercial areas.

Main bus stops are available approximately 500 yds. From the offices.

## DESCRIPTION

Unit 6 is a fully self contained modern 2 storey office building, constructed with traditional cavity brick walls and pitched tiled roof.

The building is fully self contained, providing ground floor WCs (disabled, incorporating shower) open plan office incorporating a kitchenette. The first floor offers a large open plan area capable of subdivision if required.

The accommodation is carpeted throughout, with perimeter trunking for IT communications and power. The ceiling incorporates suspended ceiling tiles with inset fluorescent lighting. There are 9 dedicated car spaces.

## ACCOMMODATION (Net Internal Area)

|              |             |                |
|--------------|-------------|----------------|
| Ground Floor | 108.7 sq.m. | (1,170 sq.ft.) |
| First Floor  | 126.6 sq.m. | (1,363 sq.ft.) |

**Total: 235.3 sq.m. (2,533 sq.ft.)**

## RATING ASSESSMENT

|                             |                   |
|-----------------------------|-------------------|
| Description:                | Office & Premises |
| Rateable Value (2010):      | £25,000           |
| U.B.R. (2011):              | £0.433            |
| Est. Rates Payable (11/12): | £10,825           |

## ENERGY PERFORMANCE CERTIFICATE



[www.ndepcregister.com](http://www.ndepcregister.com)

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150



Certificate Ref No. 0070-7925-0349-3800-1094

## LEASE TERMS

The premises are available by way of a new lease for a term of 5 years subject to rental of:

**Year 1 £14,000 pax (plus VAT)**  
**Year 2 £18,000 pax (plus VAT)**  
**Year 3 £21,500 pax (plus VAT)**  
**Year 4 £23,000 pax (plus VAT)**  
**Year 5 £25,000 pax (plus VAT)**

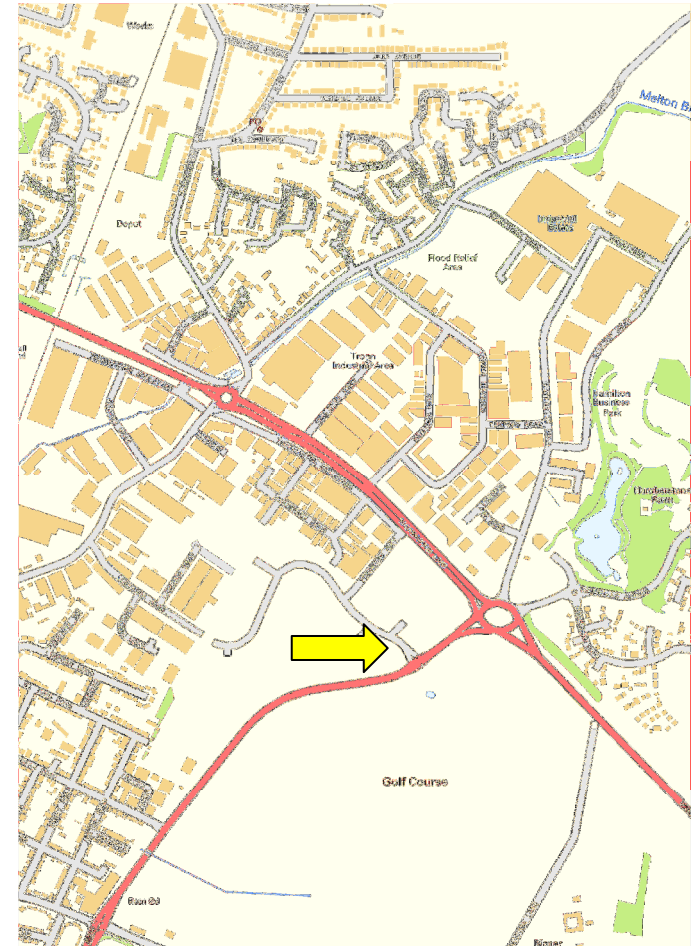
## VIEWING

Strictly by appointment with joint sole agents:

**Andrew & Ashwell** Chartered Surveyors  
53 London Road Leicester LE2 0PD

Contact: Malcolm Grayson / Chris Park  
Email [mdg@andash.co.uk](mailto:mdg@andash.co.uk) / [cmp@andash.co.uk](mailto:cmp@andash.co.uk)

**Telephone 0116 2541220**



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## ADDITIONAL INFORMATION

For additional information included extra photographs, and Google street view:

[www.andash.co.uk](http://www.andash.co.uk)

[www.andash.co.uk/vantage\\_park\\_hamilton/](http://www.andash.co.uk/vantage_park_hamilton/)

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