



To Let

Unit 4 Vantage Park, Hamilton, Leicester, LE4 9LJ

New mid terrace two storey office premises



- Net internal area 111.9 sq.m. (1,205 sq.ft.)
- Fully self contained mid terrace office building.
- 4 car parking spaces (plus on road parking).
- Kitchenette, shower, disabled WC, remote door release

Rental £12,000 p.a.x. (plus VAT)



**ANDREW
+
ASHWELL**

Unit 4 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) and close to the Troon industrial area, which is one of Leicester's largest commercial areas.

Main bus stops are available approximately 500 yards from the offices.

DESCRIPTION

Unit 4 is a mid-terraced 2 storey office building, constructed with traditional cavity brick walls and pitched tiled roof.

The building is fully self contained, providing ground floor WC (disabled, incorporating shower) open plan office incorporating kitchenette and fully open plan first floor office area.

The accommodation is carpeted throughout, with perimeter trunking for IT communications and power. The ceiling incorporates suspended ceiling tiles with inset fluorescent lighting.

The unit has its own front door (i.e. not shared) which is operated by a digital lock and remote access (hand sets on both ground and first floor levels).

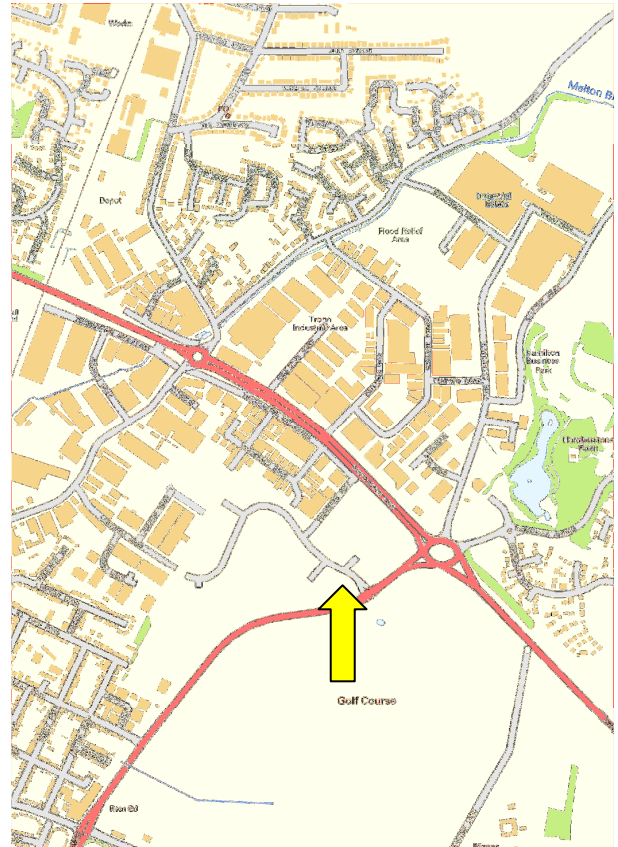
RATING ASSESSMENT

Description:	Office & Premises
Rateable Value (2010):	£10,500
UBR (2010/11):	£0.414
Est. Rates Payable (2010/11):	£4,347

The property may benefit from Small Business Rates multiplier, dependent on occupier.

LEASE TERMS

The premises are available by way of a new lease for a term to be agreed, subject to a commencing rental of **£12,000 p.a.x. (plus VAT)**.



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VIEWING

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MDG 03/08/2010