



**ANDREW
+
ASHWELL**

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For Sale/To Let

**Unit 5 Forest Business Park, Oswin Road
Off Hinckley Road, Leicester. LE3 1HR**

2 Storey Offices with Parking



- Approx Net Internal Area 152.7 sq.m. (1,644 sq.ft.)
- Self contained 2 storey offices with 6 car spaces
- Convenient for M1 (J21), Leicester City and Ring Road
- Ideal for owner occupier, investor or tenant

Freehold Value £185,000

Rental £12,000 p.a.x.



LOCATION

The property is located on the outskirts of Leicester approximately 3 miles from the city centre and 3 miles from Junction 21 of the M1 to the west of the city.

The property is more particularly situated on Forest Business Park within a development of commercial property including other office buildings, business/industrial units and retail warehousing accessed from Oswin Road and Hinckley Road.

DESCRIPTION

The property consists of a prominent two storey brick built office unit constructed within a terrace of six similar properties with designated forecourt parking for 6 vehicles.

The property is accessed from a central reception. This links either to the ground floor offices or the staircase off reception leads to the centre of the first floor offices. The ground floor is divided into two office main office areas, while the first floor is generally open plan but with two partitioned office areas.

The specification includes suspended ceilings incorporating Category II lighting, electric storage heaters, blinds to all windows and security grills to ground floor windows and partial perimeter trunking incorporating power and data points. There is a small kitchen facility at ground floor level.

ACCOMODATION (Net Internal Area)

Ground Floor	745 sq.ft.	69.3 sq.m.
First Floor	<u>899 sq.ft.</u>	<u>83.5 sq.m.</u>
Total NIA	1,644 sq.ft.	152.8 sq.m.

RATING ASSESSMENT

Description:	Offices and Premises
Rateable Value:	£14,000
U.B.R. 2011/12:	£0.433
Est. rates payable:	£6,062 (2011/12)



www.ndepcregister.com

Net zero CO₂ emissions



Cert. Ref. No 0470-0338-7300-6502-1092

LEASEHOLD

The premises are available by way of a new lease, subject to a rental of **£12,000 p.a.x.**

FREEHOLD

Guide Price **£185,000**

VAT

Rent/price is quoted exclusive of VAT

VIEWING

Strictly by appointment with the sole agent

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

Contact: Malcolm Grayson / Chris Park

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cmp@andash.co.uk

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