

To Let

ANDREW+
ASHWELL

Office suite

2nd Floor Block 69 + Whittle Estate

Cambridge Road + WHETSTONE + LE8 6LH



3,552 Sq Ft
(330 Sq M)

£22,000 per annum exc.

- Prime location
- On site estate manager
- 24 Hour manned security
- Allocated parking



Location

The Whittle Estate is located to the south of Whetstone, a suburb of Leicester, approximately 5 miles from the City Centre. Situated in an industrial area, the site is well positioned approximately 4 miles from Junction 21 of the M1/M69 intersection and 13 miles from J1 of the M6.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Second floor Office / Kitchen	3,552	330
TOTAL	3,552	330

Rating Assessment

Rateable Value (2017):	£15,000
U.B.R (2020/2021):	£0.504
Est. Rates Payable (2020/21):	£7,560

Rating information is for guidance purposes only and should not be relied upon.

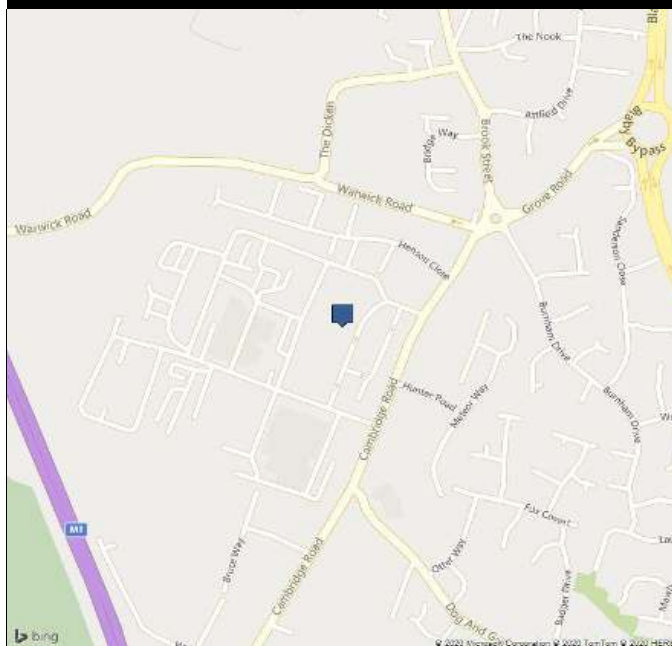
Terms

A new lease for a period to be agreed is available at a rent of **£22,000 per annum exclusive**. A service charge is applicable. Further information is available upon request. Prices are quoted excluding VAT

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

THE PROPERTY



SAT NAV: LE8 6LH

Description

Second floor office premises with central access corridor currently set out to provide various open plan / cellular accommodation with kitchen facilities and communal WCs. The property has suspended ceilings, LED lighting and air conditioning. Parking will be allocated within the Estate.

Energy Performance Cert.

An EPC is available on request.

VIEWING

Strictly by appointment with the joint agent

Malcolm Grayson
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Kelvin Wilson
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