



To Let

Modern Office Suite

First Floor Suite D Lancaster House + Enderby Road +
Whetstone + Leicester + LE8 6EP



793 Sq Ft
(73.7 Sq M)

£9,500 Per Annum



**Good Road
Links (M1 & M69)**



**3 Demised
Parking Spaces**



**Local Amenities
Nearby**



**Mix Of Cellular
and Open Plan
Accommodation**



**Furniture
Included (If
Required)**



**Available
Immediately**

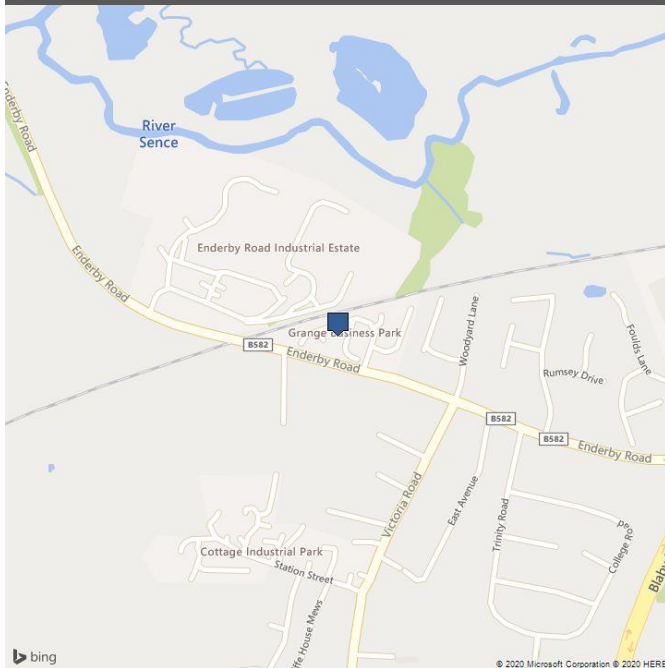


Location

The property is located on Grange Business Park off Enderby Road in Whetstone, c. 5 miles South West of Leicester City Centre.

Located within the close proximity to the Outer Ring Road (A563), the property is well position with excellent access to the M1/M69 intersection.

The Property



SAT NAV: LE8 6EP

Description

A first floor office suite of cellular and open plan accommodation with kitchenette facilities and WC.

The suite is finished to a good standard with suspended ceilings, LED inset lighting, wall mounted electric heaters, and carpeting throughout. The property is alarmed throughout, and the building is secured via an electric roller shutter to the common entry door.

Three designated car parking spaces are allocated.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
First Floor Offices	793	73.7
TOTAL	793	73.7

Rating Assessment

Rateable Value (2023): £8,400
U.B.R (2023/2024): £0.499
Est. Rates Payable (2023/2024): £4,200*

*Small businesses should benefit from rates relief.

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

Energy Performance Certificate

A copy is available upon request.

Terms

A new lease is available on an internal repairing basis for a period to be agreed at a rent of **£9,500 Per Annum**.

A service charge will apply for payment of utilities, office cleaning, waste removal, buildings insurance, alarm maintenance, and common area upkeep. Further information is available upon request.

VAT

Prices are quoted excluding VAT which is payable at the prevailing rate.

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.

Viewing

Strictly by appointment with the sole agent

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