

# TO LET/MAY SELL

**ANDREW+**  
**ASHWELL**

## Attractive two storey offices

Willow Court + Thurmaston Lane

LEICESTER + LE5 0TE



**2,783 Sq Ft**  
**(258.54 Sq M)**

£25,000 per annum

- Attractive period offices
- Semi rural location
- Original features
- Substantial car parking



## LOCATION

The property is located on Thurmaston Lane, approximately 3 miles North West of Leicester City Centre. The site is well located being within the close proximity to Leicester's outer ring road (A563) providing access to the A6/A46, A47 and into Leicester.



## DESCRIPTION

Willow Court is a two storey period property providing a mixture of open plan and cellular office space under a pitched slate roof with kitchen facilities at ground floor with separate male/female WCs.

Internally, the property is fitted with storage heaters, LED/CAT II lighting, perimeter trunking, intercom entry and timber framed double glazed windows.

Externally, there is a large area for car parking for circa 20 cars.

## RATING ASSESSMENT

Rateable Value (2017):	£20,000
U.B.R (2018/2019):	£0.493
Est. Rates Payable (2018/19):	£9,860

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

## ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor Offices	1,128	104.8
Ground floor Kitchen	156	14.5
First Floor Offices	1,499	139.3
<b>TOTAL</b>	<b>2,783</b>	<b>258.5</b>

## ENERGY PERFORMANCE CERT.

An EPC is available on request.

## TERMS

A new full repairing lease is available for a number of years to be agreed at a rent of **£25,000 per annum exc.**

Enquiries are invited for the Freehold.

## VAT

Prices are quoted excluding VAT.



## VIEWING

Strictly by appointment with the joint agents

**Kelvin Wilson**                      **APB**  
BSc (Hons) MRICS                      0116 254 0382

[kww@andash.co.uk](mailto:kww@andash.co.uk)

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