



# **Attractive two storey offices**

# Willow Court + Thurmaston Lane

## LEICESTER + LE5 0TE



2,783 Sq Ft (258.54 Sq M)

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

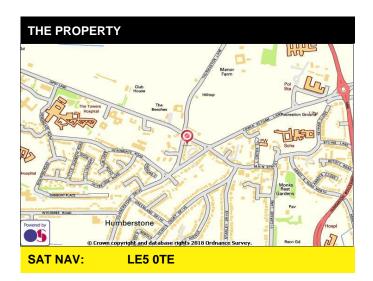
£25,000 per annum

### Willow Court + Thurmaston Lane LEICESTER + LE5 0TE



#### 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): U.B.R (2018/2019): Est. Rates Payable (2018/19):

£20,000 £0.493 £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
<u>Ground floor</u> Kitchen	156	14.5
First Floor Offices	1,499	139.3
TOTAL	2,783	258.5

#### **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

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