

**TO LET**



## Semi Rural Office Premises

Willow Court  
Thurmaston Lane  
Leicester  
LE5 0TE

- Attractive self contained offices
- Strategic location for Inner Ring Road
- Wealth of original features
- Extensive car parking
- New lease

**258.54 sq.m (2,783 sq.ft)**

**Rent: £25,000 per annum**



# Semi Rural Office Premises

Willow Court, Thurmaston Lane, Leicester, LE5 0TE



## Location

The property is situated within an attractive semi-rural setting, conveniently placed for access to the Inner Ring Road (A563).

Leicester City Centre is situated approximately 4 miles to the west and the property is within walking distance of Hamilton District Centre.

## Description

Willow Court is a converted barn premises which provides attractive office accommodation within fully landscaped grounds. The property is a two storey premises of solid brick and stone construction under a pitched slated roof.

There is a gated entrance which leads to a landscaped grounds and an extensive car park providing in excess of 20 spaces.

Internally, the accommodation is arranged over two floors and has been refurbished to provide a stylish working environment with good natural light and original features, including exposed timber beams at first floor level.

There are separate male and female toilets and an extensive kitchen facility.

## Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Ground Floor	119.24	1,284
First Floor	139.30	1,499
<b>Total GIA:</b>	<b>258.54</b>	<b>2,783</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## Current Rating Assessment

Charging Authority:  
Leicester City Council  
Rateable Value: £20,000

## Rent

£25,000 per annum exclusive. It is understood that VAT is not payable on rents.

## Services & Heating

Mains electricity and water are connected to the property. The unit is heated by way of electric storage heaters throughout.

## Town Planning

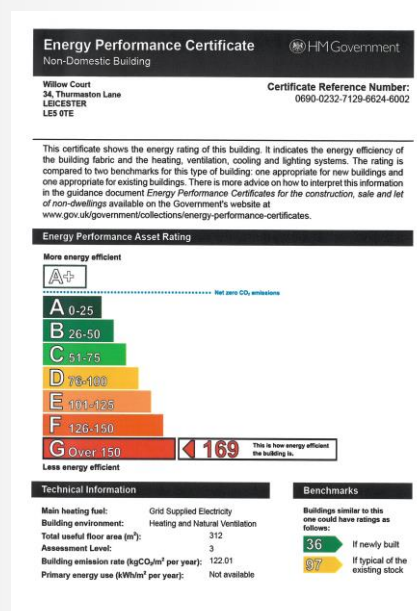
The premises have an established B1 office use.

## LEASE

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

## EPC

Energy Rating G.



## Possession

Upon completion of formalities.



## Viewing

Strictly by appointment through agents:

### APB

0116 254 0382

### Reg Pollock

[rp@apbleicester.co.uk](mailto:rp@apbleicester.co.uk)

### Will Shattock

[wjs@apbleicester.co.uk](mailto:wjs@apbleicester.co.uk)

#### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.