



To let - Detached office building 548 sq m (5,897 sq ft)

Thorpe Way, Grove Park, Enderby, Leicester

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 **WELLS MCFARLANE**
Chartered Surveyors and Property Consultants

Detached office building 548 sq m (5,897 sq ft)

Thorpe Way, Grove Park, Enderby, Leicester

TO LET

£85,000 Per annum

- Professional location
- Fully accessible raised floors
- Integrated comfort cooling
- Suspended ceiling with inset lighting
- Carpeted open plan floors
- On-site parking for 25/30 vehicles
- Excellent transport links
- Available immediately
- Sat Nav: LE19 1SU

Energy Performance Certificate

Non-Domestic Building

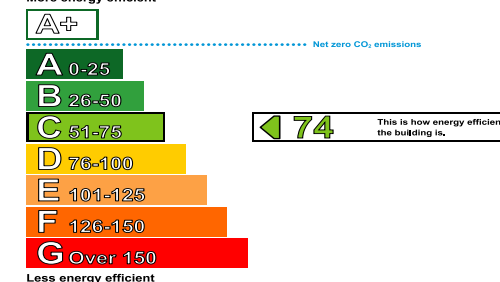
Unit 4
Thorpe Way
Grove Park, Enderby
Leicester
LE19 1SU

Certificate Reference Number:
0280-6999-0393-6790-9064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Natural Gas
Building environment: Mixed-mode with Natural Ventilation
Total useful floor area (m²): 586
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 56.19
Primary energy use (kWh/m² per year): 329.36

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built
83 If typical of the existing stock



WELLS MCFARLANE

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

The Old Bank, 14 Bank Street, Lutterworth, Leicestershire, LE17 4AG

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Location

The property is situated on Grove Business Park at Junction 21 of the M1 adjacent to Fosse Retail Park, Grove Farm Triangle and Meridian Business Park.

Many major brands in retail, food and drink, distribution, the motor industry, IT, financial services and healthcare, such as Sainsburys, Sytner Group, Topps Tiles and Mattioli Woods, to name a few, have successfully made their home at Grove Park. In addition, there is a Marriott Hotel at Grove Park.

Description

The property comprises a detached two-storey purpose-built modern office building benefitting from: suspended ceilings with recessed fluorescent lighting, comfort cooling, GCH, kitchen, ground and first floor WC and disabled WC facilities and on-site parking for approximately 25/30 cars.

Accommodation

The property is largely open-plan over two floors with dedicated meeting rooms on both the ground and first floors. The property has been measured in accordance with the RICS Code of

Measuring Practice on a Net Internal Area (NIA) basis.

Ground floor: 291.80 sq m (3,141 sq ft)

First floor: 256.03 sq m (2,756 sq ft)

Total NIA: 547.83 sq m (5,897 sq ft)

EPC

No. 4 Thorpe Way, Grove Park has an EPC Rating of C 74. A copy of the certificate is available upon request.

Business Rates

According to information provided by the Valuation Office Agency the property has a Rateable Value of £74,500. Interested parties should confirm the rates payable with Blaby District Council.

Terms

The property will be let on a new Lease, with terms to be agreed between the parties.

Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

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info@wellsmcfarlane.co.uk





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