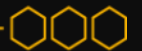




Offices Premise To Let

Part Ground and First Floor, Block 69, The Whittle Estate, Cambridge Road, Whetstone, Leicestershire, LE8 6LH

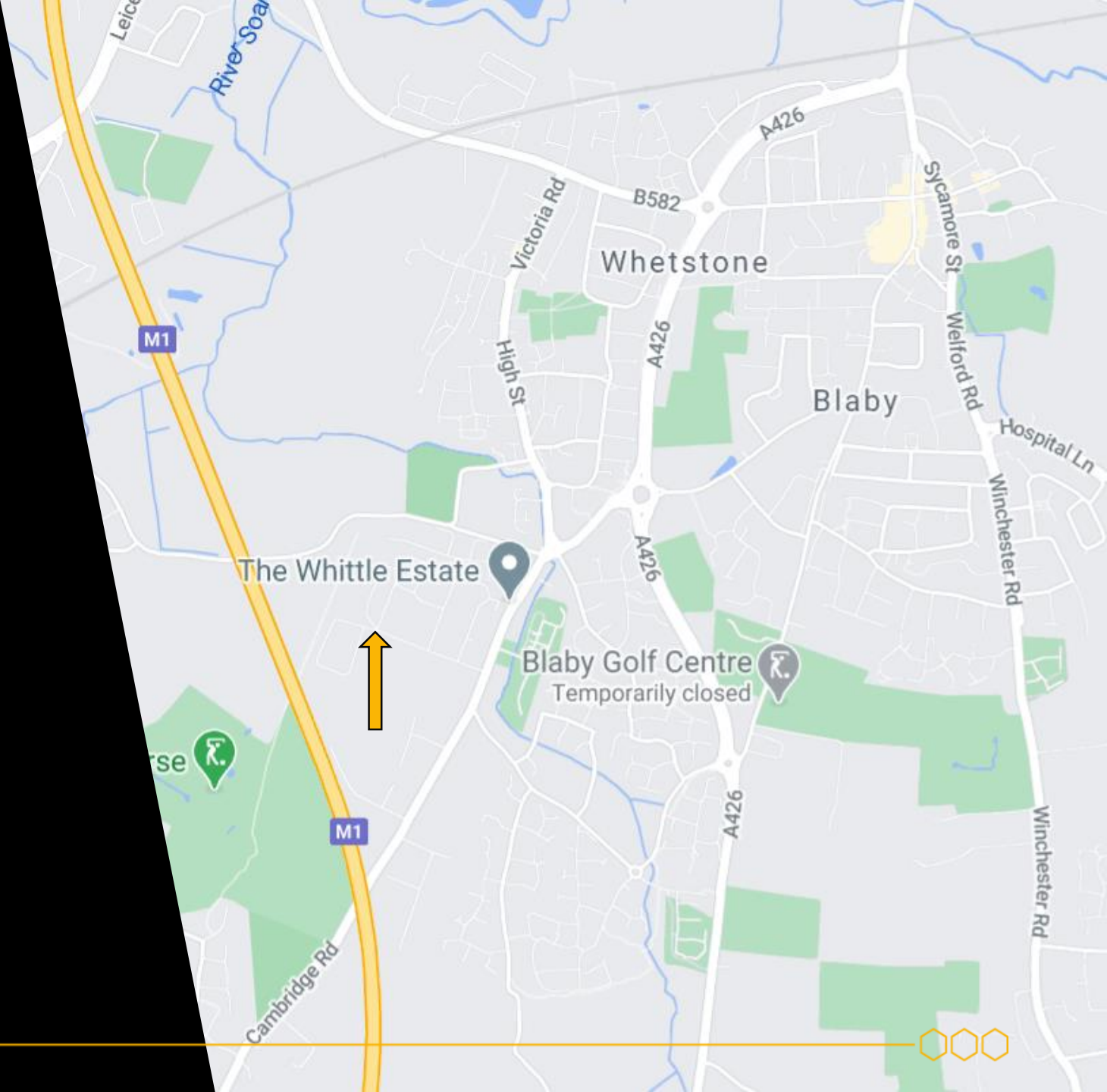


LOCATION

The subject property is situated on Whittle Estate, an industrial area located to the South of Whetstone, a suburb of Leicester, approximately 5 miles from the City Centre. The location benefits from easy access to Junction 21 of the M1/M69 intersection and is 13 miles from Junction 1 of the M6 providing access to the North and South of the country.

ACCOMMODATION

A well presented office split over the ground and first floor, with central access corridor currently set out to providing an open plan accommodation with kitchen facilities and communal WCs.



ACCOMMODATION

The office space provides the following approximate floor areas on a Net Internal Area (NIA) basis:

Ground Floor:	2,772 sq ft	257.5 sq m
First Floor:	1,820 sq ft	169.1 sq m
Total:	4,592 sq ft	426.6 sq m

RENT

Offers invited, rent upon application.

SERVICE CHARGE

More information on service charge will be provided upon application.

TENURE

Available by way of a short term sub-lease, on terms to be agreed.

BUSINESS RATES

Rateable Value:	£15,750
Estimated Rates Payable 20/21:	£7,859

USE

Use Class E, B2, B8 permitted.

EPC

Details available upon request.

VAT

All figures are exclusive of VAT.

LEGAL COSTS

Each party to cover their own legal costs.

CONTACT

Through Sole Agents:

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