

TO LET



First Floor Modern Office Suite

Bramcote House
Ervington Court
Harcourt Way
Meridian
LE19 1WP

- Prime location off J21 of M1/M69 Motorway
- 12 car parking spaces
- Raised floors
- Suspended ceiling with CAT 2 lighting
- Gas fired central heating system

161.21 sq.m (1,735 sq.ft)

Rent: £20,000 per annum



First Floor Modern Office Suite

Bramcote House, Ervington Court, Harcourt, Way,
Meridian, LE19 1WP



Location

The property is located on Meridian Business Park being situated in Harcourt Way, which is approached by Meridian South and Lutterworth Way, part of Leicester's outer ring road.

Meridian Business Park is located just off Junction 21 of the M1/M69 intersection and offers excellent road connections to the East and West Midlands and further afield.

Description

The premises comprises of the first floor of a two storey modern detached office building with shared entrance facility. The premises benefits from suspended ceilings with Category 2 lighting, raised floors, gas fired central heating, double glazing and kitchen facility.

Male, female and disabled WC provisions are accessed from the shared ground floor entrance foyer.

There is allocated parking for 12 cars.

Accommodation

The property offers the following accommodation:

First Floor	Sq.m.	Sq.ft.
Offices	161.21	1,735

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

Current Rating Assessment

Charging Authority: Blaby D.C.
Rateable Value: £16,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

Rent

£20,000 per annum exclusive.

Lease Terms

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

VAT

VAT is payable on the rent and service charge.

Service Charge

A service charge is payable to cover a due proportion of the costs incurred in the upkeep and maintenance of the external and common parts of the building.

EPC

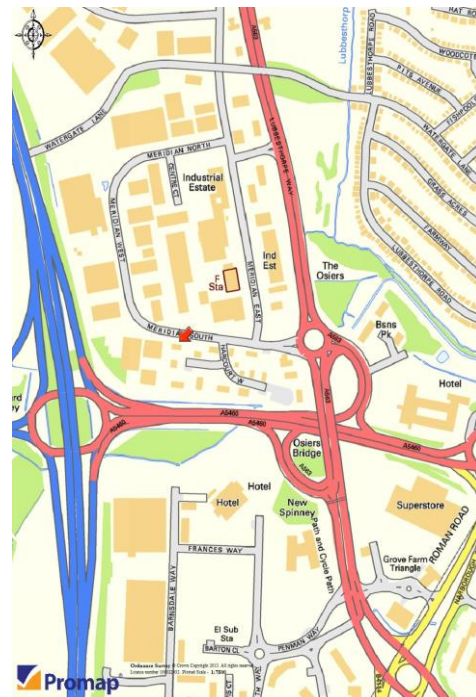
Energy Rating **C**.

Legal costs

Each party are to pay their own legal costs.

Possession

Upon completion of legal formalities.



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

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.