

TO LET



First Floor Office Suite

141 London Road
Leicester
LE2 1EF

- Self contained offices
- Prominent main road frontage
- New lease term
- Potential for alternative uses

47.75 sq.m (514 sq.ft)

Rent: £7,500 per annum



First Floor Office Suite

141 London Road, Leicester, LE2 1EF



Location

The property is conveniently located on London Road (A6), within easy walking distance of Leicester City Centre and Midland Mainline Railway Station.

Excellent road links are available to the inner relief road and the motorway network at Narborough Road South (M1/M69 intersection).

Description

The property comprises a first floor office suite which is accessed via a ground floor entrance from London Road.

The accommodation includes three well proportioned inter-connecting offices and separate toilet and kitchen facilities.

Accommodation

The property offers the following accommodation:

First Floor	Sq.m.	Sq.ft.
Total NIA:	47.75	514

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

Rent

£7,500 per annum exclusive.

VAT

We understand that VAT will be payable on rents.

Current Rating Assessment

Charging Authority: Leicester C.C.

Rateable Value: £3,350

Services

We understand that mains electricity, water and drainage is connected to the property. The property benefits from electric wall heaters throughout.

Town Planning

We understand that the property has an established use for E - commercial, business and services (formally B1).

Lease Terms

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

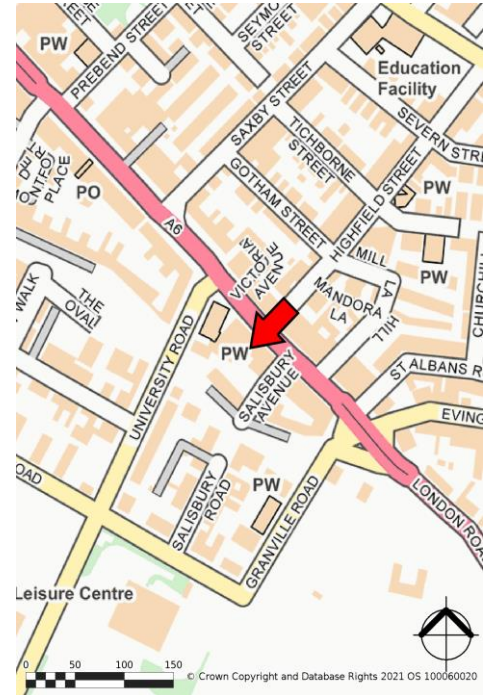
The lease is to be contracted outside of the security tenure provisions of the Landlord & Tenant Act 1954.

EPC

Energy Rating:

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.