

# TO LET



## Office Premises

2 Winchester Avenue  
Blaby  
Leicester  
LE8 4GZ

- Fully refurbished office premises
- Located just off Blaby bypass
- Excellent access to M1 via J21
- 6 designated car spaces
- Large open plan areas

**135.47 sq.m** (1,458 sq.ft)

**Rent: £15,000 per annum**



# Office Premises

2 Winchester Avenue, Blaby, Leicester, LE8 4GZ



## Location

The subject property is located on Winchester Avenue in Blaby's main industrial area, situated approximately 5 miles southwest of Leicester City Centre with convenient access to the M1/M69 intersection and Fosse Park Shopping Centre.

Blaby District Centre is approximately ¼ mile and the property offers excellent access to the surrounds.

## Description

The property comprises of a converted residential dwelling providing ground and first floor office space. The property has just recently been refurbished throughout.

The property benefits from LED lighting throughout, mainly open plan floorplates, kitchen and wc provision. The property is separately metered and benefits from mains electricity, water and drainage, with a gas central heating system throughout.

## Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Ground Floor	74.60	803
First Floor	60.87	655
<b>Total:</b>	<b>135.47</b>	<b>1,458</b>

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

## Rent

£15,000 per annum exclusive.

## Lease Term

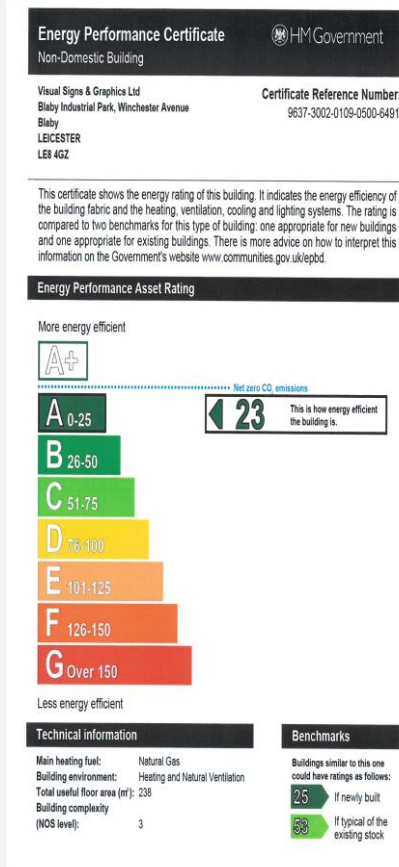
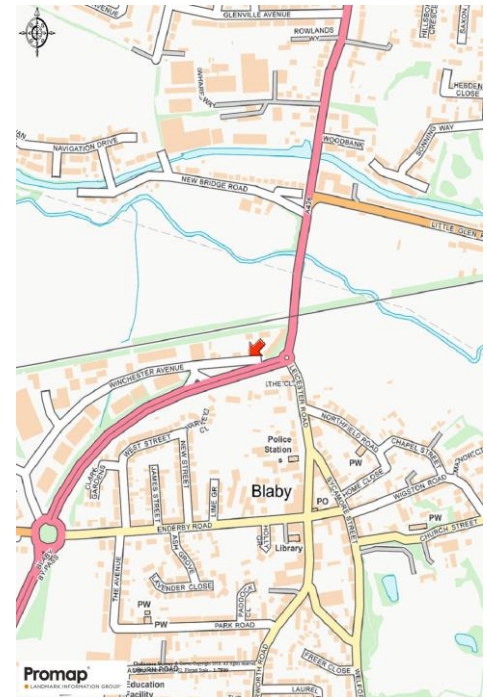
The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

## Current Rating Assessment

Local Authority: Blaby D.C.  
Rating Assessment: To be confirmed

## Possession

On completion of legal 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.