

# OFFICE PREMISES TO LET

5 Western Boulevard, Leicester, Leicestershire, LE2 7EX

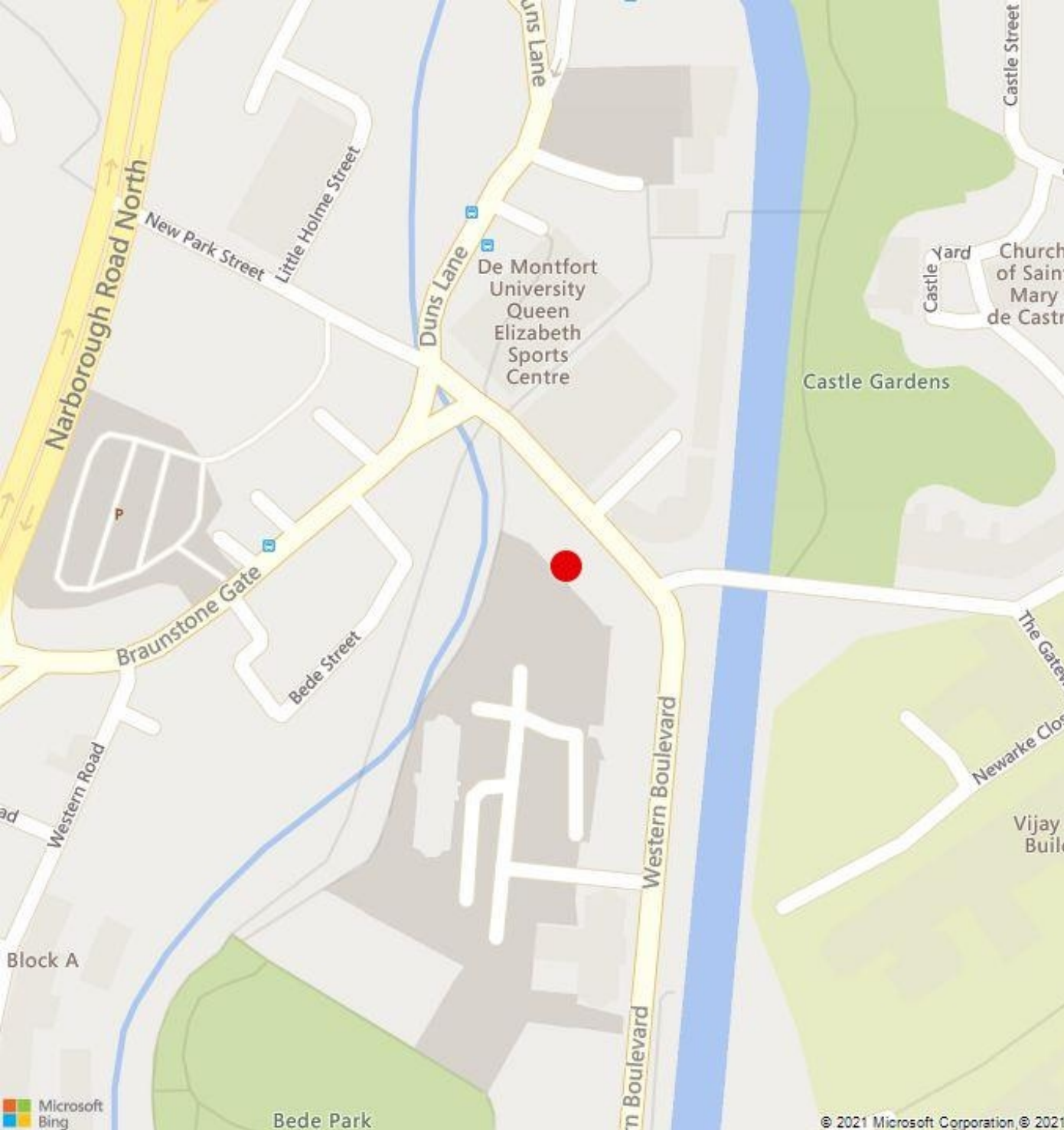


16,077 - 18,925 Sq Ft (1,493.55 - 1,758.13 Sq M)

Rent On Application

- ▶ Modern Office Accommodation
- ▶ 52 Parking Spaces
- ▶ 8 Person Passenger Lift
- ▶ Excellent Access To J21 Of M1/M69





## LOCATION

The property is located on Western Boulevard which is accessed off Narborough Road, one of the main arterial routes out of Leicester City Centre to the M1/M69 at Junction 21.

Western Boulevard lies to the southwest of Leicester City Centre (approximately 10 minutes walk) and is located within the Bede Island office development.

## DESCRIPTION

The property comprises of a 3 storey modern office, offering open plan floorplates with a core located to the end of the building.

The building benefits from mains gas central heating, LED and strip lights, suspended ceilings, raised access floor throughout and an 8 person passenger lift.

Internally, the property provides a large reception area accessed off Western Boulevard with a glazed frontage. The reception area gives access to the lift and staircases, and there is W.C. provision for both male and female located on all floors.

To the rear of the property, is a large secure car park offering 52 spaces.





## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	5,285	490.98
First Floor	5,411	502.68
Second Floor	5,381	499.89
Loft Storage	2,848	264.58
<b>Total</b>	<b>18,925</b>	<b>1,758.13</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £189,000

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

## EPC

Energy Rating to be confirmed.

## RENT

Rent On Application

## LEASE TERMS

The property will be available by way of a new FRI lease for a term of years to be agreed.

## POSSESSION

Available immediately following completion of legal formalities.

## PLANNING

We understand the property has an established use for Use Class E (offices). We advise any interested parties to make their own enquiries with the relevant Local Authority should they look to use it for any other uses.



## VIEWING

Please get in touch to arrange a viewing.



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### 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.



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