

# OFFICE PREMISES TO LET

Westbridge Court, 5-6 Westbridge Close, Leicester, Leicestershire, LE3 5LW



1,019 Sq Ft (94.67 Sq M)

£15,000 per annum exclusive

- ▶ Self Contained Office Premises
- ▶ Designated Parking For 4 Vehicles
- ▶ Close Proximity to Leicester City Centre
- ▶ Excellent Access To M1 & Surrounds

## LOCATION

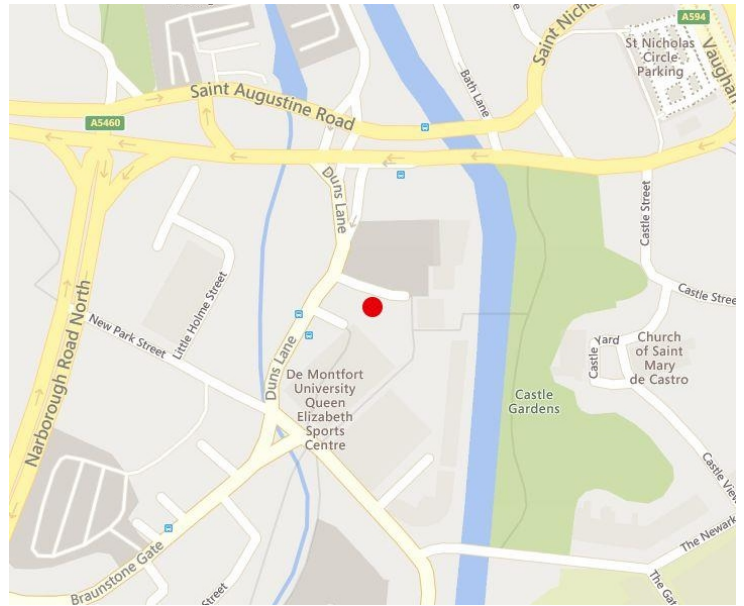
The property is situated on Westbridge Close, which is just off the A47 main route into Leicester City Centre. The office is approximately 0.2 of a mile from Leicester City Centre. The A47 offers access out the M1 and surroundings.

## DESCRIPTION

The office is set over three floors, with the ground floor offering a good sized office and store. To the first floor is a second good sized office with w.c. and kitchen facilities and to the third floor is a further office/flat with store and a fully equipped shower room.

Parking is situated to the front and rear and is designated and accessed via a barrier entry system.

The property is carpeted throughout and benefits from new LED lighting, gas fired radiators and all main services.



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Office	430	39.95
Ground Floor Store	20	1.86
First Floor Office	270	25.08
First Floor Kitchen	56	5.2
Second Floor Office	221	20.53
Second Floor Store	22	2.04
Second Floor Shower Room	48	4.46
<b>Total</b>	<b>1,019</b>	<b>94.67</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value : £11,000

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

## EPC

Energy Rating: C.

## RENT

£15,000 per annum exclusive

## LEASE TERMS

The lease is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## VAT

It is understood that VAT will be payable on the rent.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

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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.