

FIRST FLOOR OFFICE SUITE TO LET

Woodside House, 218 London Road, Leicester, LE2 1NE



693 Sq Ft (64.38 Sq M)

£10,000 per annum inclusive

- ▶ Prestigious period building on popular location
- ▶ Well presented suite - 2 car parking space available
- ▶ Flexible all-inclusive rental agreement
- ▶ Prominent main road frontage - opposite City park

LOCATION

The property occupies a prominent location along London Road (A6) directly opposite Victoria Park and approximately 1 mile south of Leicester City centre.

The property is conveniently located for access to the University of Leicester and the fashionable area of Queens Road, where there are various retail amenities including cafe and bars.

Leicester's Midland mainline station is in close proximity.

DESCRIPTION

Woodside House is an attractive 2 storey building with a modern rear extension. There is an attractive reception hall and a wealth of original features internally.

The available first floor office suite is well presented with decorated wall and carpets. There are separate male and female toilets and shared kitchen facilities.

Externally, 2 car parking spaces are available.

ACCOMMODATION

	SQ.FT	SQ.M
Suite 1	693	64.38
TOTAL	693	64.38

EPC

The property has an Energy Rating of E.

The EPC will be valid until 12 September 2028.

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RENT

£10,000 per annum inclusive.

It should be noted that the suite is available on an all-inclusive rate to include utility costs and non-domestic rates.

LEASE TERMS

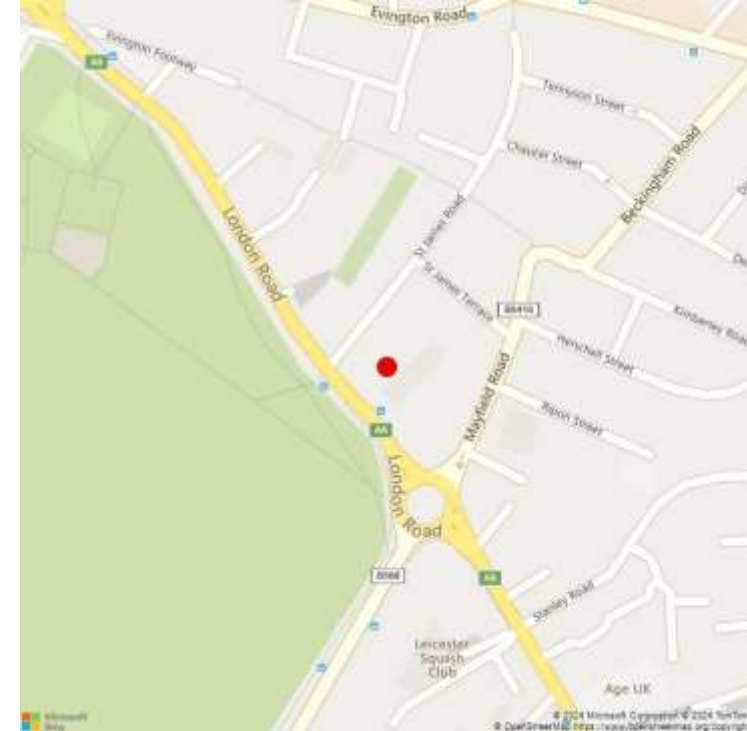
The suite is available by way of a flexible lease for a term of years to be agreed.

VAT

It is understood that VAT is not payable on the rent.

POSSESSION

Upon completion of legal formalities.



VIEWING

Please get in touch to arrange a viewing.



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Will Shattock

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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.