

# GRADE A OFFICE SUITE TO LET

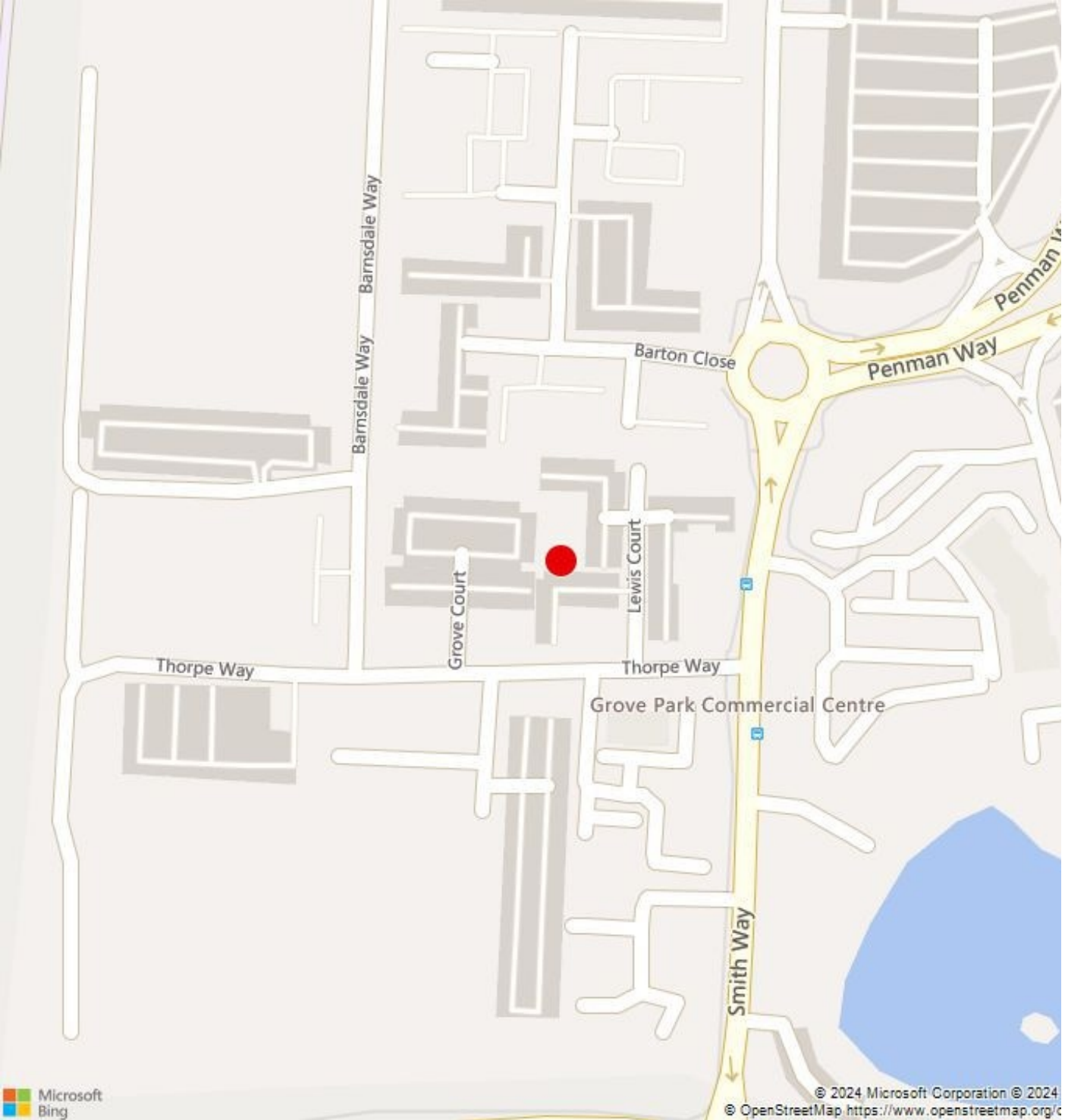
2 Lewis Court, Grove Park, Enderby, Leicester, LE19 1SD



2,658 Sq Ft (246.93 Sq M)

£48,000 per annum exclusive

- ▶ Category A office fit-out
- ▶ Self contained office suite - Air conditioning
- ▶ 16 parking spaces
- ▶ Located adjacent to J21 of M1/M69 Fosse Way



## LOCATION

Leicester is the largest City in the East Midlands, located approximately 100 miles north of London, 30 miles south of Nottingham and 43 miles east of Birmingham.

The City is well connected by road, rail and air, positioned adjacent to J21 of the M1 motorway. The City benefits from being located on the Midland mainline train route, providing a direct line to London St Pancras with a journey time of approximately 1 hour 12 minutes.

Grove Park is a prime Business Park development, located approximately 5 miles south west of Leicester City centre. The Park is well connected, being just off the intersection of M1 and M69 motorway, benefitting from being within close proximity to the outer ring road.

Grove Park benefits from excellent local amenities with the Meridian Business Park to the north of Fosse Park Retail and Everards Meadows to the east.

## DESCRIPTION

The property comprises of a self contained modern office premises, to a high specification.

Internally, the property offers the following amenities:-

- \* 16 car spaces
- \* Attractive reception area
- \* 2 passenger lifts
- \* Double glazed windows with excellent natural light
- \* Full accessed raised floors
- \* Control heating and cooling
- \* Carpeted throughout
- \* Suspended ceiling with recessed lighting
- \* Kitchen/w.c. facilities



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
2 Lewis Court		
Ground/First Floor	2,658	246.93
<b>Total</b>	<b>2,658</b>	<b>246.93</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value :

The offices are currently rated separately and we advise all applicants to make their own enquiries to Leicester City Council of the rating liability which may be subject to transitional arrangements.

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 30 March 2027.

## RENT

£48,000 per annum exclusive.

## VAT

VAT will be applicable at the prevailing rate.

## LEASE TERMS

The property is available by way of lease assignments, and able to offer up to 1 September 2028. Alternatively, the Landlord may be prepared to grant a new lease.

## LEGAL COSTS

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

## POSSESSION

Available immediately following completion of legal formalities.

## SERVICE CHARGE

There is a service charge payable and information can be obtained from the Agents.

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

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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.