

# GRADE A OFFICE SUITE TO LET

3 The Osiers Business Centre, Leicester, Leicestershire, LE19 1DX



3,122 Sq Ft (290.03 Sq M)

£55,000 per annum exclusive

- ▶ Category A office fit out
- ▶ 12 designated parking spaces
- ▶ Located adjacent to J21 of the M1/M69 Fosseway
- ▶ Self contained office suite - fully refurbished with air-con

## 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.

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

The Osiers benefits from excellent local amenities, with Meridian Business Park to the north and Fosse Retail Park and Everards Meadows to the east.

## DESCRIPTION

The property comprises of a ground floor office suite, benefitting from a shared reception with Howes Percival and is fitted out to a high specification.

Internally, the property offers the following amenities:-

- \* 12 parking spaces
- \* Attractive shared reception area
- \* Double glazed windows with natural light
- \* Controlled heating and cooling through a new NME system
- \* Suspended ceilings with recessed lighting
- \* Full accessed raised floors
- \* Carpeted throughout
- \* Kitchen/WC facility provision



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
<b>Total</b>	<b>3,122</b>	<b>290.03</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Blaby District Council  
Rateable Value : To be confirmed

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

£55,000 per annum exclusive

## LEASE TERMS

The property is available by way of a new sub lease, for a term of years to be agreed.

## VAT

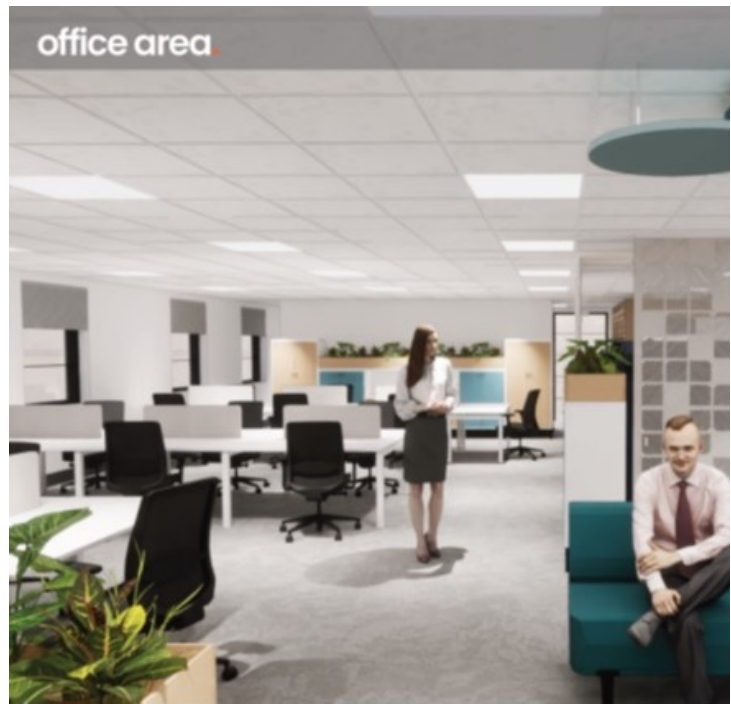
VAT will be applicable on the rent at the prevailing rate.

## LEGAL COSTS

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

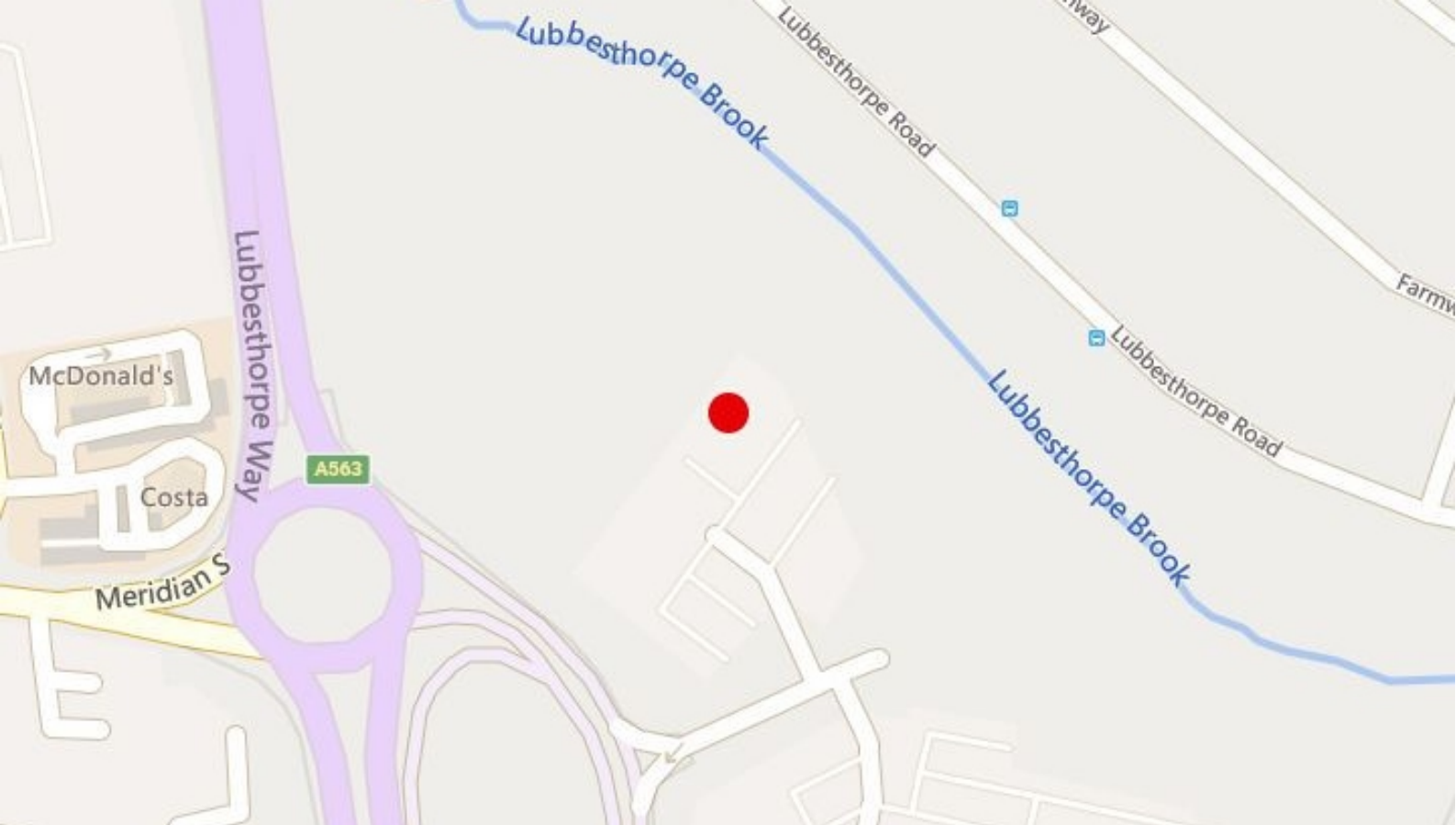
## SERVICE CHARGE

There will be a service charge applicable for the maintenance of the communal areas. More information can be obtained from the agent.



## POSSESSION

The office suite will be available from January 2024 upon completion of legal formalities.



## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

rp@appleicester.co.uk

0116 254 0382



**Will Shattock**

wjs@appleicester.co.uk

0116 254 0382

### 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.