

# FIRST FLOOR OFFICE ACCOMMODATION TO LET

First Floor, 92-94 Gipsy Lane, Leicester, Leicestershire, LE4 6RE



2,756 Sq Ft (256.03 Sq M)

£24,000 per annum exclusive

- ▶ Self-contained office accommodation
- ▶ Designated car parking facilities
- ▶ Mix of open plan and cellular offices
- ▶ New lease available

## LOCATION

The property is situated on Gypsy Lane, midway between Catherine Street and Melton Road.

Leicester City Centre is situated approximately 1.5 miles to the east and there is easy access to the Outer Ring Road (A563) providing good road connectivity with the motorway network.

## DESCRIPTION

The property comprises ground and first floor office space within a detached multi-occupied industrial building.

The property can be accessed via an attractive reception area at ground floor level, with various offices, meeting rooms and w/c accommodation. There is a staircase leading to the first floor accommodation, which provides a mix of larger open plan and more cellular type offices with further w/c accommodation and kitchen facilities.

The offices are well presented and finished with carpets, suspended ceilings with inset lighting. The offices benefit from a gas fired central heating system throughout.

There is designated car parking at the front of the property.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
<b>Total</b>	<b>2,756</b>	<b>256.03</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value: To be assessed

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

## SERVICES

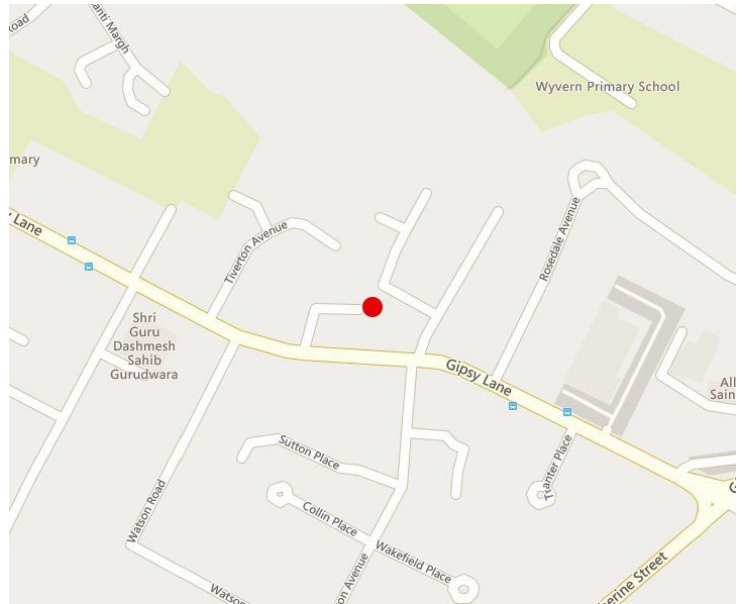
The property benefits from all mains services to include gas, electric, water and drainage.

## EPC

The EPC Rating is to be confirmed.

## POSSESSION

Upon completion of legal formalities.



## RENT

£24,000 per annum exclusive

## LEASE TERMS

The property is available to let based on a new Effective Full Repairing and Insuring lease for a term of years to be agreed.

A service charge will be payable in respect of the exterior of the building and common parts of the estate.

## VAT

It is understood that VAT will not be payable in respect of rents.

## LEGAL COSTS

Each party is to bear their own legal costs in association with this transaction.

## VIEWING

Please get in touch to arrange a viewing.



**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.