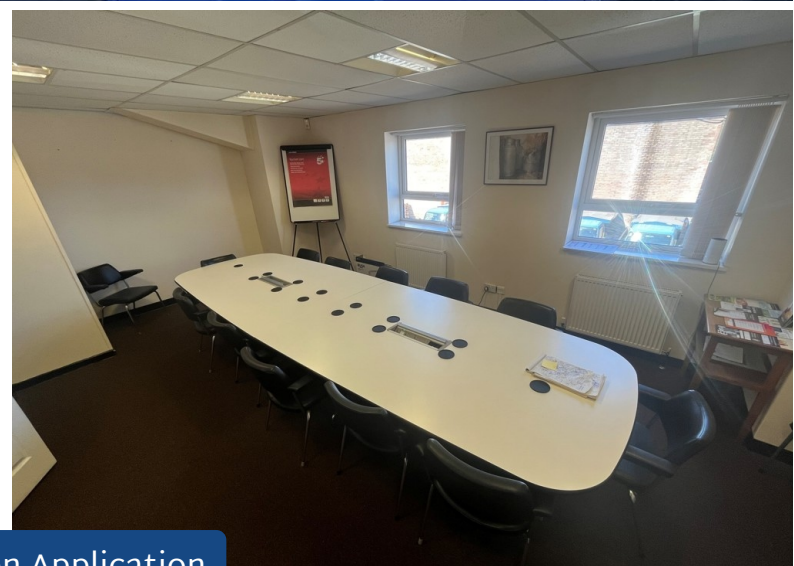


OFFICES TO LET

9 Uxbridge Road, Leicester, Leicestershire, LE4 7ST



188 - 1,874 Sq Ft (17.47 - 174.09 Sq M)

Rent on Application

- ▶ Flexible terms
- ▶ Available as a whole or in part
- ▶ Car parking available
- ▶ All inclusive rents

LOCATION

The property is situated to the rear of Unit 9 Uxbridge Road, Leicester which is accessed from Melton Road (A607) approximately 3 miles north of Leicester city centre. The property is situated with convenient access to the Outer Ring Road (A563) and the wider road network.

DESCRIPTION

The property comprises first floor office accommodation, which can be made available as a whole or in part. The offices are finished with carpets, plastered and painted wall finishes and suspended ceilings with inset lighting. There are kitchen and w/c facilities which the tenant will have exclusive use of if taken as a whole or will be shared facilities if taken in part.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Office 1	210	19.51
Office 2	188	17.47
Office 3	268	24.9
Board Room	265	24.62
Total	1,874	174.09

The property has an overall gross internal area of 174.14 sq.m. (1,874 sq ft).

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

CURRENT RATING ASSESSMENT

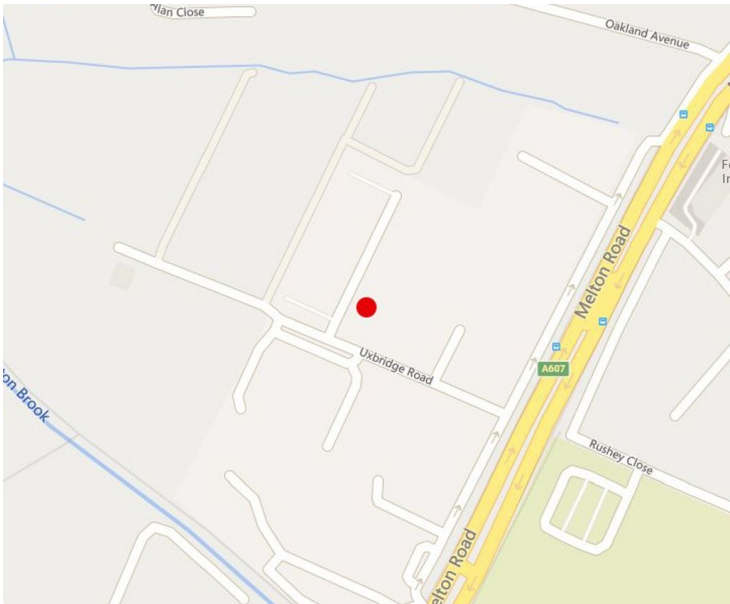
The property is assessed for Non-Domestic Rates within a wider assessment relating to the whole of Unit 9 Uxbridge Road. The Tenant will be responsible for a fair proportion of the business rates. Contact the agent for more information.

SERVICES

The property benefits from mains services, to include electricity (3-phase), water and drainage.

EPC

An EPC is being commissioned. Contact the agent for more information.



RENT

Rent on Application.

LEASE TERMS

The property is available by way of flexible occupation terms for a period expiring on or before 31st July 2028.

VAT

We understand that VAT will be payable in respect of rents.

LEGAL COSTS

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

POSSESSION

The property is available immediately following completion of legal formalities.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.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.