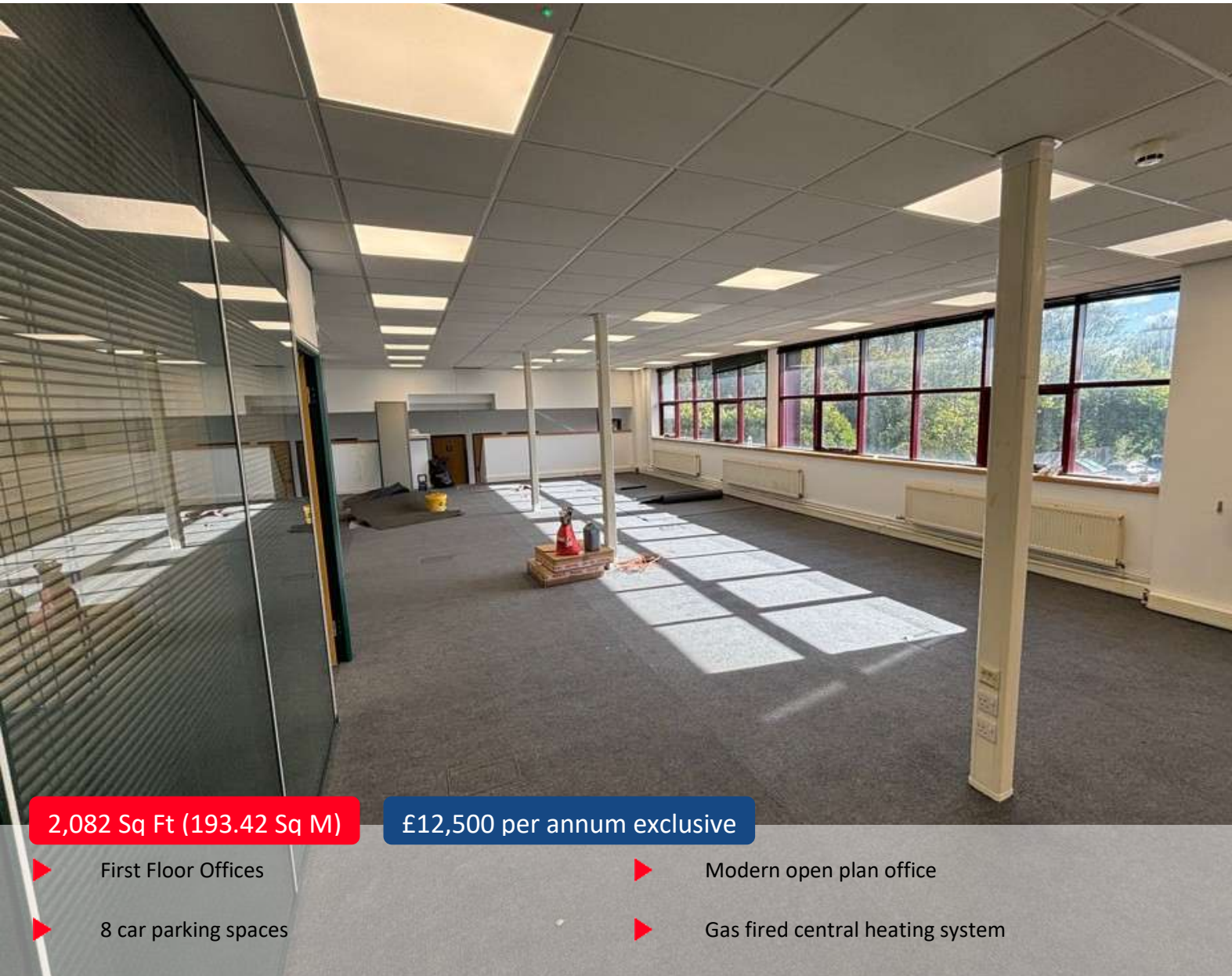


FIRST TO LET

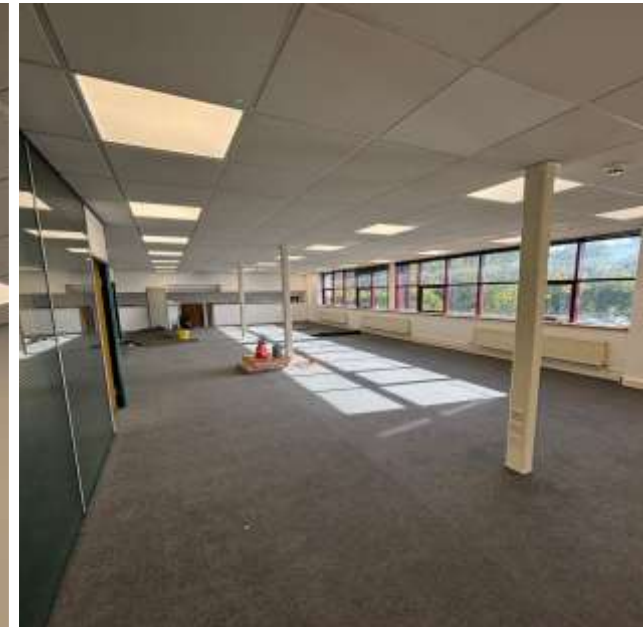
Winkadale House, Knights Road, Leicester, Leicestershire, LE4 1JX



2,082 Sq Ft (193.42 Sq M)

£12,500 per annum exclusive

- ▶ First Floor Offices
- ▶ 8 car parking spaces
- ▶ Modern open plan office
- ▶ Gas fired central heating system



LOCATION

The subject property on Knights Road, which is just off Bennion Road, within the Beaumont Leys Industrial Estate. The property has excellent access onto Beaumont Leys Lane and the Outer Ring Road, which then gives further access to the A50 at Anstey, connecting to the M1.

DESCRIPTION

The subject property is a first floor office located within a factory premises.

Internally, the office benefits from a large open plan office area, three meeting rooms and one large boardroom, a small break-out space and separate male and female wc and kitchen facilities. The premises have been fully refurbished and painted and carpeted throughout and benefit from all main services.

Externally, the offices benefit from parking for 12 cars.

CURRENT RATING ASSESSMENT

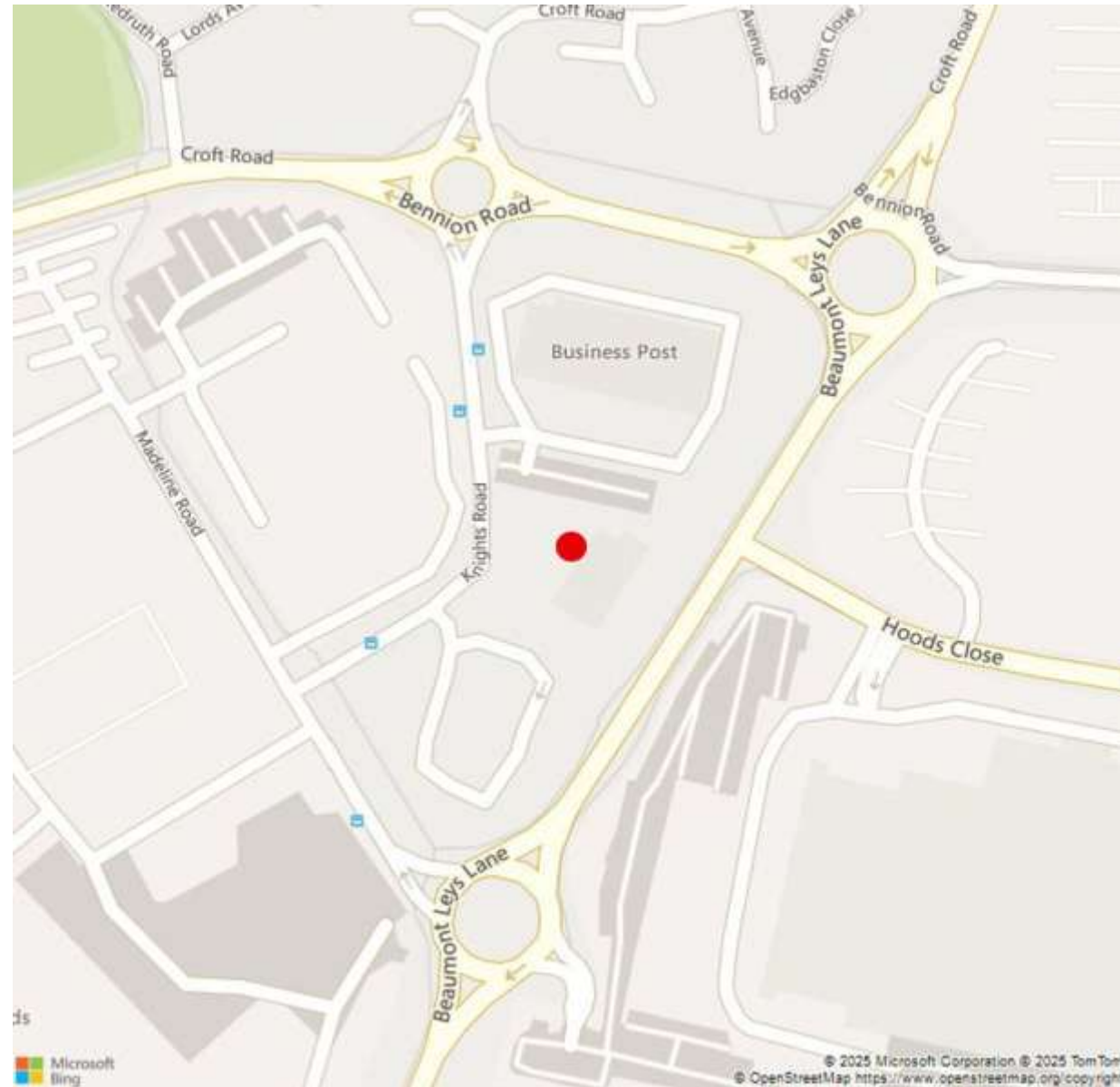
Charging Authority: Leicester City Council

Rateable Value : £15,500

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

SERVICES

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



EPC

The property has an Energy Rating of D.
The EPC will be valid until 15 August 2031.

TENURE

The property is available by way of a new internal repairing and insuring lease, for a term of years to be agreed.

RENT

£12,500 per annum exclusive

LEGAL COSTS

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

PLANNING

We understand that the property has an established Use Class E (commercial, business and services).

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@apbleicester.co.uk

0116 254 0382

Equal/None not specified.

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.