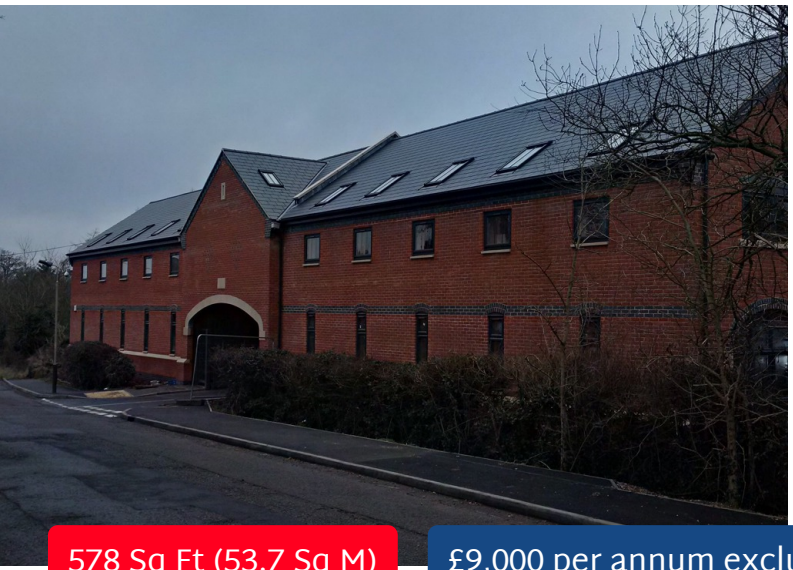
# MODERN FIRST FLOOR OFFICE SUITE TO LET

Suite 5, New Humberstone House, 40 Thurmaston Lane, Leicester, LE5 0TE

APB PROPERTY CONSULTANTS







578 Sq Ft (53.7 Sq M)

£9,000 per annum exclusive

- Modern open plan suite
- Attractive courtyard setting
- Close proximity to major road links
- Allocated parking

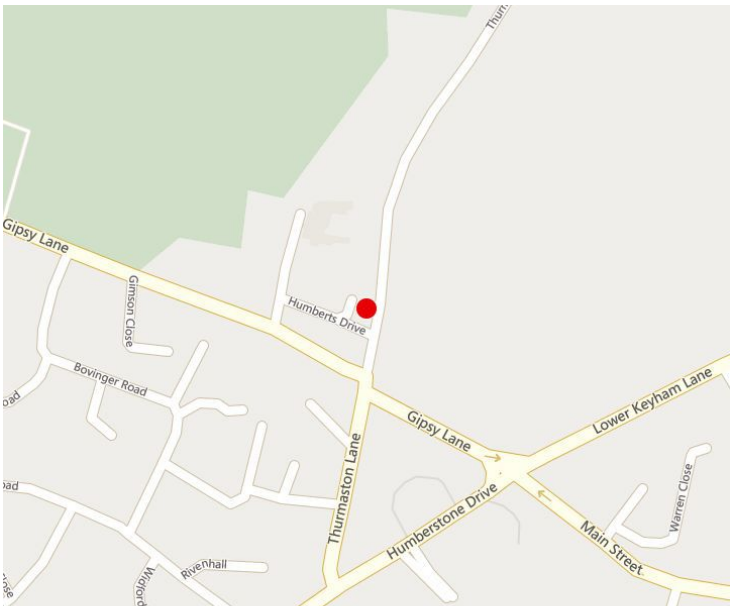
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(0116) 254 0382

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## LOCATION

The property is located on Thurmaston Lane, approximately 3 miles North West of Leicester City Centre. The site is well located being within the close proximity to Leicester's outer ring road (A563) providing access to the A6/A46, A47 and into Leicester.




## DESCRIPTION

A modern first floor office suite offering an open plan layout incorporating toilet and kitchen facilities.

The suite is fitted to a modern standard with suspended ceilings, inset LED lighting, perimeter trunking and air-conditioning.

Externally, the gated archway leads to the rear parking. There are landscaped grounds and secure perimeter fencing.

## ACCOMMODATION

The property offers the following accommodation:

| | Sq Ft | Sq M |
|---|---|---|
| **Total** | **578** | **53.7** |

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £5,300

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

## EPC

The property has an Energy Rating of B.
The EPC will be valid until 01 March 2028.

## SERVICE CHARGE

A service charge is applicable, further information is available on request.

## RENT

£9,000 per annum exclusive

## LEASE TERMS

The office suite is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## VAT

VAT is payable on all rents.

## LEGAL COSTS

Each party to pay their own legal costs in relation to this transaction.

## VIEWING

Please get in touch to arrange a viewing.




**Reg Pollock**
rp@apbleicester.co.uk
0116 254 0382



**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.