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Barshaw Business Park Leycroft Road, Leicester, LE4 1ET

TO LET

Various Sizes Available

- 5 car parking spaces
- Close the A46
- Office space to be refurbished
- Central heating
- LED lighting with kitchenette
- New carpeting

LOCATION:

The business park is situated approximately 3 miles to the north of the city centre, on the south side of Leycroft Road close to the junction with Beaumont Leys Lane. The property occupies a reasonable out of town office pitch, and the immediate surrounds comprise office, logistics, industrial, residential and a neighbourhood retail centre. Surrounding retail and leisure schemes include Beaumont Shopping Centre and Leicester Leys Leisure Park and Tesco Extra.

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DESCRIPTION:

A courtyard-style office scheme built in the late 1980's, comprising of three terraced buildings of two storeys each. The estate comprises 15 units in total. The buildings have been constructed of traditional brick load bearing elevations with pitched tiled roof and internally will benefit from LED lighting, new ceiling tiles, kitchenette facilities, and central heating.

The unit internally comprises ground floor reception, 2 WC's and an office to the rear. The first floor is accessed by a staircase only and comprises an open plan office.

The unit benefits from 5 car parking spaces.

PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Unit 8	1,290.00	119.84	£19,000
Unit 7	1,292.00	120.03	£19,000
Unit 6	1,292.00	120.03	£19,000

TENURE:

VAT:	Will be charged at the prevailing rate	SERVICE CHARGE:	To be confirmed
EPC:	Available upon request.	RATEABLE VALUE:	The current rateable value is £12,000
VIEWING:	Strictly by appointment only	LEGAL COSTS:	Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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