



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£24,000 Per annum

UNIT 11 OAK SPINNEY PARK
LEICESTER
LE3 3AW

- Two Storey Office Premises
- Air-conditioning
- Modern Specification
- 1,823 sq ft NIA

LOCATION

Oak Spinney Park is an established Office Site conveniently located just over 1 mile from Junction 21a of the M1 and A46 Western Bypass. The village of Kirby Muxloe is within easy reach along, with a supermarket and a chemist close by. Fosse Park is a short distance from the Office Park and is one of the country's largest out of town shopping parks.

DESCRIPTION

The office is a modern two-storey air-conditioned office building that benefits from two partition meeting rooms, kitchen area and two WC's on the ground floor (one of which is disabled access), with an open plan office on the first floor and two partition meeting rooms. Throughout the Property the specification includes: perimeter trunking, CAT 2 lighting, suspended ceilings, double glazing, carpeting throughout, an intruder alarm and an intercom entry system. There are 7 parking spaces, mainly at the front and rear of the building.

ACCOMMODATION

This office has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor: 863 Sq Ft First Floor: 960 Sq Ft
Total: 1,823 Sq Ft

BUSINESS RATES

According to the Valuation Office's website the Property has a April 2017 Rateable Value of £16,250 Interested parties are advised to contact Blaby District Council for further information.

EPC

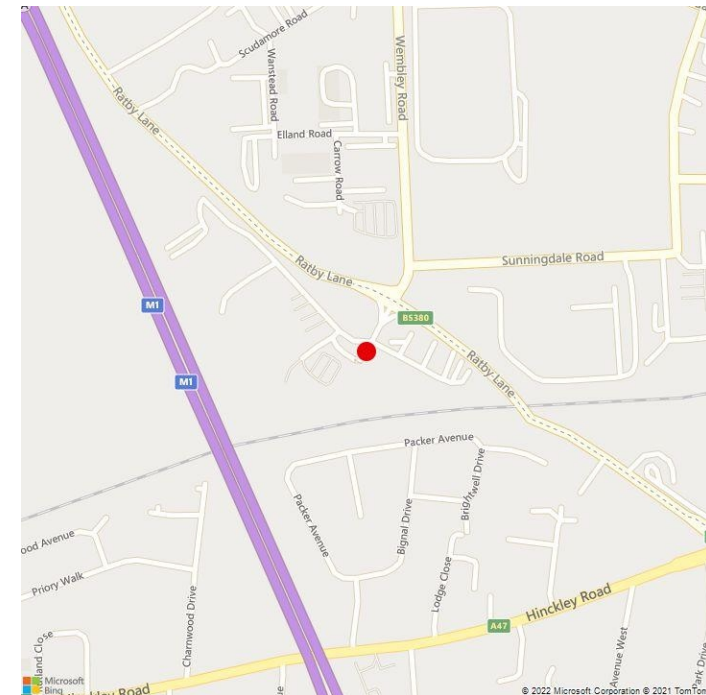
The Property has an EPC rating of B.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated March 2023

