



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£21,000 Per annum

7 OAK SPINNEY PARK, RATBY LANE  
LEICESTER | LE3 3AW

- Two-storey modern office premises
- Air-conditioned office space
- 1533 sq.ft. NIA

## LOCATION

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

## DESCRIPTION

The office at No.7 is a modern, two-storey, air-conditioned office building that benefits from a glazed partition meeting room, ground and first-floor kitchen areas and two WC's on the ground floor (one of which has disabled access) with an open-plan first floor office. Throughout the property the specification includes perimeter trunking, CAT2 lighting, suspended ceilings, double-glazing, carpeting throughout, intruder alarm and intercom entry system.

Please note the Landlord has confirmed prior to occupation the Property will be redecorated and new LED lights will be installed within the office areas.

There are seven car parking spaces at the front of the building.

Please note the photographs attached to this brochure are prior to the internal refurbishment.

## ACCOMMODATION

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £21,000 per annum.

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

Ground floor 676 sq. ft (62.78 sq.m)

First floor 857 sq.ft (79.62 sq.m)

Total 1,522 sq.ft (142.40 sq.m)

## SERVICE CHARGE INFORMATION

A Service Charge is payable to cover the maintenance and upkeep of the communal area within the Office Park. The Service Charge cost for 2023 is £941.36 per annum plus VAT.

## BUSINESS RATES

Rateable Value : £18,750

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £18,750.

## EPC

The Property has an EPC of B. A Copy of the certificate is available upon request.

## VAT

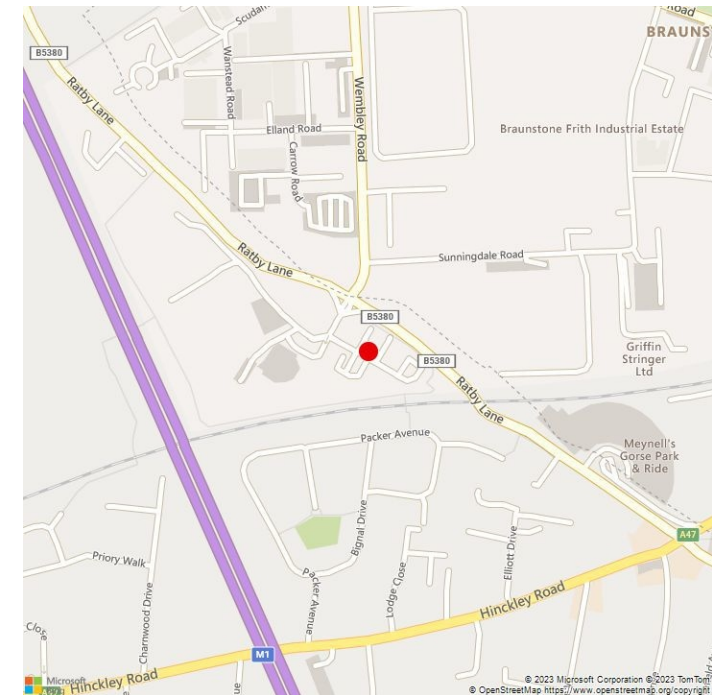
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## 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 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





#### SUBJECT TO CONTRACT Disclaimer:

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