

TO LET

OFFICES

**4 THORPE WAY
GROVE PARK
LEICESTER
LE19 1SU**



- **£85,000 per annum exclusive plus VAT**
- **Modern detached office building in highly regarded location close to M1 J21**
- **548 sqm (5,897 sqft)**
- **25/30 on-site car parking spaces**



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

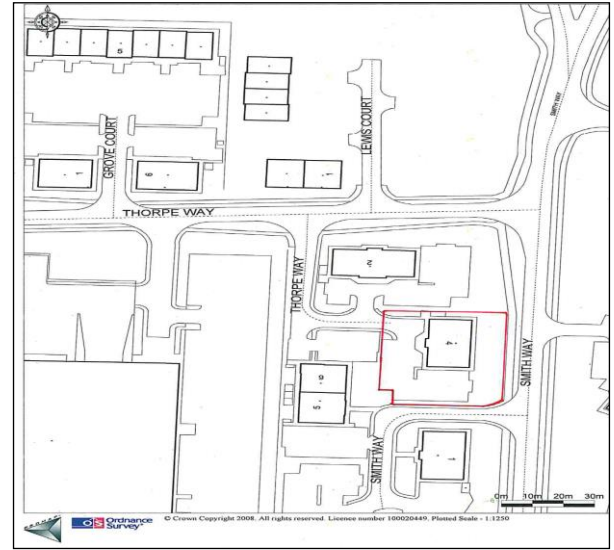
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SITUATION

The property is situated on the Grove Business Park at Junction 21 M1 adjacent to the Fosse Retail Park, Grove Farm Triangle and Meridian Business Park.

The Grove Park Triangle includes Sainsburys Superstore, Starbucks and Pizza Hut.

The business park is home to the Marriott Hotel and a number of well known corporate bodies.

Leicester City Centre is accessible via the A46 (Narborough Road) and the A563 outer distributor road runs immediately adjacent to the site providing access to all arterial routes around the city.

Public transport is available close by.

DESCRIPTION

The property comprises a detached two storey purpose built modern office building benefitting from the following facilities:

- Suspended ceilings with LG3 lighting
- Disabled toilet
- Kitchenette facilities
- Comfort cooling
- Excellent on-site parking

ACCOMMODATION

The property has the following net internal floor areas which have been measured in accordance with the RICS Code of Measuring Practice. All measurements shown are given for guidance purposes only.

NIA	sq m	sq ft
Ground Floor	291.8	3,141
First Floor	<u>256.0</u>	<u>2,756</u>
Total	547.8	5,897

Ground Floor: Reception, Disabled WC, 3 cellular offices, kitchenette, I T Room

First Floor: Board Room, 2 cellular offices, store, male and female w/cs.

TENURE

Leasehold

RENT

£85,000 per annum exclusive plus VAT.

LEASE TERMS

The property is available on a full repairing and insuring lease on terms to be agreed.

RATING ASSESSMENT

The premises are described in the 2017 Rating List as Offices and Premises with a Rateable Value of £74,500.

PLANNING

We understand that the property has the benefit of planning permission for the current use. However, interested parties are advised to make their own enquiries of Leicester City Council Planning Department on telephone number 0116 454 1000.

SERVICES

We understand that the property is connected to all main services. **N.B.** Please note that we have not tested any of the services/installations and are therefore unable to give any guarantee of their reliability and working order.

VAT

VAT will be payable in respect of this transaction.

POSSESSION

Vacant possession will be given upon satisfactory completion of all legal documentation.

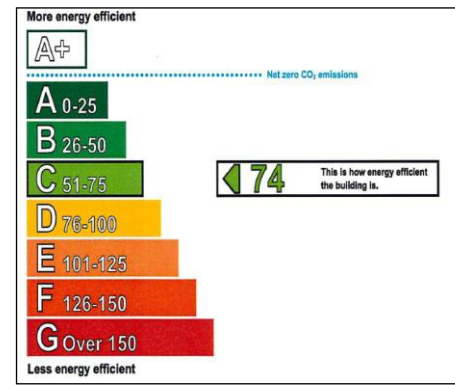
LEGAL COSTS

Each party to bear its own legal costs.

STAMP DUTY LAND TAX

Potential purchasers/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by arrangement with Sturgis Snow and Astill.

Sturgis Snow and Astill LLP

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SUBJECT TO CONTRACT

Reference: DGS/5483

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. 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 test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.