

Sturgis Snow and Astill

TO LET OFFICE PREMISES

ASHCROFT HOUSE
ERVINGTON COURT
MERIDIAN BUSINESS
PARK
LEICESTER
LE19 1WL



- Ground floor offices in modern office building
- Net Internal Area: approx. 193.4 sqm (2,082 sqft)
- Situated close to junction 21 of the M1/M69
- Extensive on-site parking
- £25,250 pax plus VAT

Sturgis Snow and Astill LLP
98 New Walk
Leicester LE1 7EA

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 only 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

Meridian Business Park is located almost immediately adjacent to Junction 21 of the M.1 / M.69 Motorway Junctions. The property forms part of an established Business Park, comprising modern two storey office buildings.

DESCRIPTION

The accommodation comprises the ground floor of Ashcroft House. This open plan office accommodation is fully carpeted and fitted with suspended ceilings, Cat 2 lighting and raised floors.

Heating is by way of radiators, fed via a gas fired central heating boiler.

Male and female toilets.

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.

	<u>Sq m</u>	<u>Sq ft</u>
<u>Ground Floor</u>		
Entrance Lobby		
Offices	193.4	2,082

The accommodation is principally open plan, with 3 cellular offices created from demountable partitioning.

TENURE

Leasehold

RENT

£25,250 per annum exclusive plus VAT.

VAT

VAT will be payable in respect of the rent.

LEASE TERMS

Negotiable. There is a modest service charge payable in respect of maintenance of the common parts. Details available.

RATING ASSESSMENT

The premises are shown in the rating list as having a Rateable Value of £25,000.

PLANNING

We understand that the property has the benefit of planning permission for its existing use.

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.

POSSESSION

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

LEGAL COSTS

The ingoing Tenant to be responsible for the Landlords reasonable 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

An Energy Performance Certificate is available for inspection.

VIEWING

Strictly by arrangement with Sturgis Snow and Astill.

Sturgis Snow and Astill

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SUBJECT TO CONTRACT

DGS

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.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

