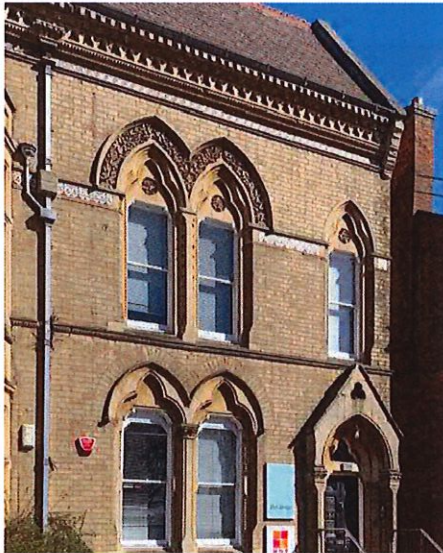


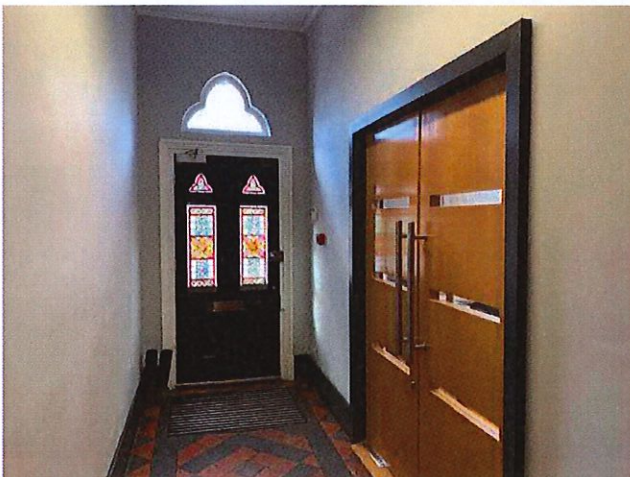
# TO LET

## GROUND FLOOR OFFICE SUITE

204 LONDON ROAD  
LEICESTER  
LE2 1NE



- 42.5 sqm (457 sqft)
- Ground floor office suite in period Listed building
- Views over Victoria Park
- On-site car parking
- £890 per calendar month inclusive of insurance, rates and services



### 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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### Location

The Property stands on the east side of London Road just to the south of its junction with St James Road facing Victoria Park.

Leicester railway station is about 0.6 miles away to the north-west.



### Description

204 London Road comprises an imposing and attractive period building on lower ground, ground, first and second floors. The available accommodation is on the ground floor and more particularly comprises the following:

- Front office NIA 42.50 sqm (457 sqft) approx.
- Double timber entrance door off Minton tiled hallway
- Good natural light
- Centrally heated
- Wood strip floor
- Feature lighting
- Shared use of well-appointed kitchen and male and female toilets

### Tenure

Flexible lease terms available.

### Rent

£890 per calendar month **fully inclusive of insurance, rates and services.**

### Legal Costs

Each party to bear its own legal costs.

### Viewing

Strictly by arrangement with Sturgis Snow and Astill.



Subject to contract

Reference: 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.

