

TO LET OFFICE SUITE

40 Waterside Road
Hamilton
Leicester
LE5 1TL



- Well appointed first floor suite of offices
- Approx. 101 sqm (1,087 sqft)
- Attractive shared reception
- Generous on-site car parking
- £15,950 inclusive of rates and services, plus VAT



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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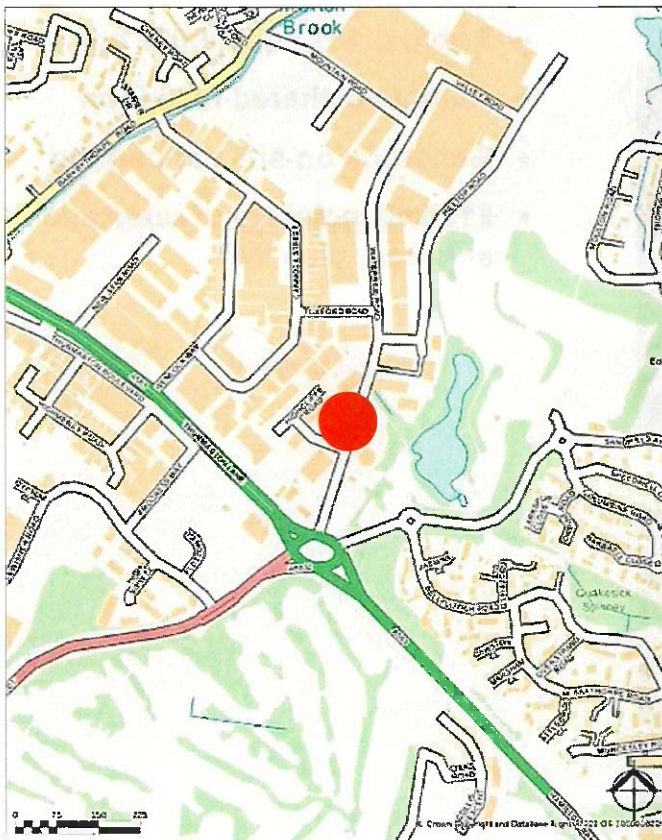
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Location

The premises are located on the west side of Waterside Road, Hamilton at its junction with, and to the north side of, Highcliffe Road just to the north of Thurmaston Lane.

They stand on the south-eastern edge of the popular Hamilton Industrial Estate about 2.75 miles to the north-east of Leicester city centre and within 7 miles to the east of Junction 21A of the M1 motorway.

Location Plan



Description

The suite of offices available are located on the first floor of 40 Waterside Road, Hamilton and comprise three individual rooms as follows:

Room 1	25.33 sqm (273 sqft)
Room 2	46.31 sqm (499 sqft)
Room 3	29.38 sqm (316 sqft)

All the accommodation is well presented with suspended ceilings with recessed lighting, fitted carpets, double-glazed windows and central heating radiators.

Access is via an attractive ground floor reception area with staircase off rising to the first floor and serving only this suite. The occupier will have shared use of a well-fitted out kitchen on the ground floor and male and female toilets.

Tenure

The suite is offered to let for a term of years to be agreed and on **fully inclusive** terms.

Rates

The suite is not separately rated and the rent charged will be **inclusive** of these.

Services

The suite is centrally heated and benefits from the main services supplying the building.

Rent

£15,950 per annum **inclusive** of rates and services, plus VAT.

Energy Performance Certificate

The building of which the premises form part benefits from an EPC rating of.

Legal Costs

Each party to bear its own costs.

Viewing

Strictly by arrangement with:

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Subject to contract

Reference: DGS

Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation for the purposes of combatting money laundering and terrorist financing. The firm conducts due diligence on behalf of its clients at the beginning of the business relationship and risk assessment is monitored thereafter on an ongoing basis for all transactions. In order to do this we will request identification and carry out an electronic check (which does not leave a footprint). Sturgis Snow and Astill LLP staff are trained in how to comply with the legislation and we may refuse to act if we have concerns.

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.



