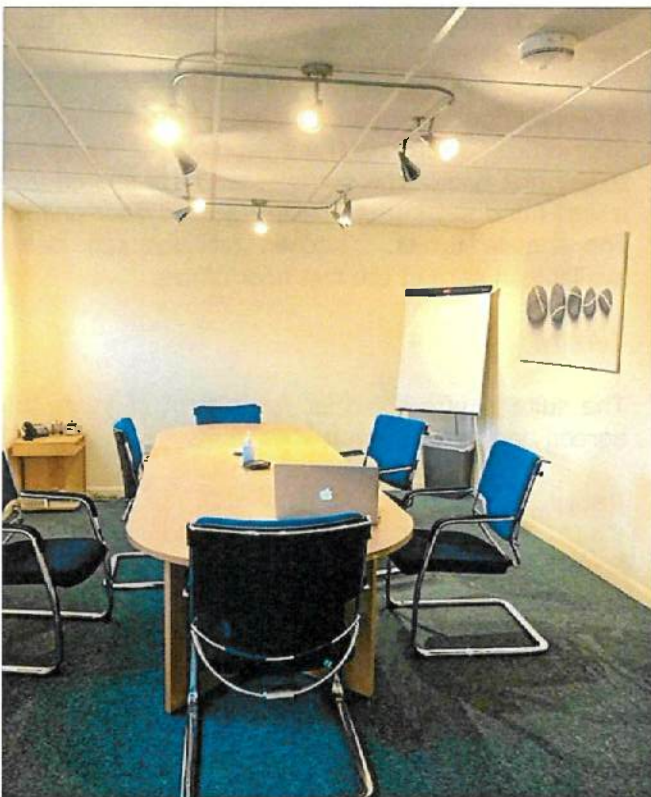


TO LET OFFICES

**101 Waterside Road
Hamilton
Leicester
LE5 1TL**



- Opportunity to occupy offices and mezzanine.
- Flexible areas available from 1 to 3 offices with individual access.
- Office suite or individual offices from 28.27 sqm (304 sqft).
- Mezzanine approx. 60 sqm (645 sqft) .
- Shared reception area.
- Generous on-site car parking.
- £15.50 per sqft inclusive of utilities.



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Location

The premises are located on the east side of Waterside Road, Hamilton at its junction with Hilltop Road and 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.



Description

The premises comprise a purpose built semi-detached warehouse with offices to the front on both the ground and first floor. There is an upper floor mezzanine area along with a ground floor shared reception, kitchen, w.c facilities and a loading bay. Offices and mezzanine are available to rent. The offices can be let as one or separately.

Ground Floor

Well-appointed office on the ground floor with windows to front.

Office 28.27 sqm (304 sqft)

Upper floor

Office 1	43.50 sqm (468 sqft) - Let
Office 2	71.30 sqm (767 sqft)
Office 3	57.35 sqm (617 sqft)
Mezzanine approx.	60 sqm (645 sqft)

The office accommodation on the upper floor has the benefit of air conditioning.

A ground floor reception area has access to the ground floor office. There are three separate staircases rising to the first floor. The occupier will have shared use of a well-fitted out kitchen on the ground floor and male and female toilets. Kitchen facilities can also be available in each of the first floor offices.

Tenure

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

Rates

Each tenant is responsible for their own rates.

Services

The offices on the upper floor benefit from air conditioning.

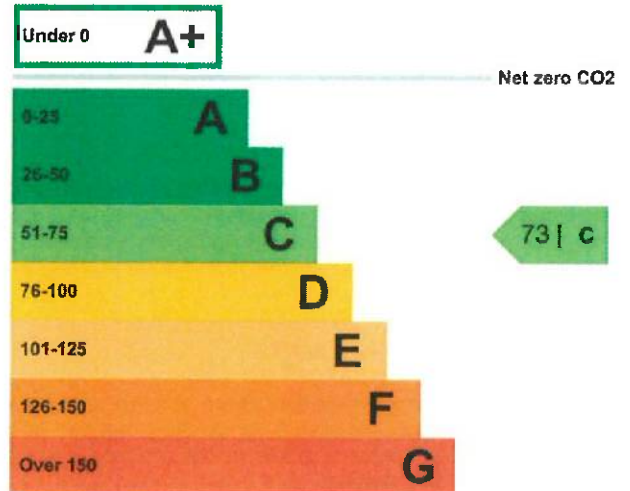
Rent

£15.50 per sqft per annum **inclusive of** utilities.



Energy Performance Certificate

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



Legal Costs

Each party to bear its own costs.

Viewing

Strictly by arrangement with:

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Leicester
LE1 7EA

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Subject to contract

Reference: AG

Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime

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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.