

TO LET



First Floor Office Suite

Suite 3
Humberstone House
40 Thurmaston Lane
Leicester
LE5 0TF

- Modern open plan suite
- Attractive courtyard setting
- Close proximity to major road links
- 4 parking spaces
- Air-conditioning

151.84 sq.m (1,634 sq.ft)

Rent: £20,000 per annum



First Floor Office Suite

Suite 3, Humberstone House, 40 Thurmaston Lane,
Leicester, LE5 0TF



Location

The property is located on Thurmaston Lane, approximately 3 miles North West of Leicester City Centre. The site is well located being within the close proximity to Leicester's outer ring road (A563) providing access to the A6/A46, A47 and into Leicester.

Description

A modern first floor office suite offering an open plan layout incorporating w.c's and kitchenette.

The suite is fitted to a modern standard with suspended ceilings, inset LED lighting, perimeter trunking and air-conditioning.

4 parking spaces will be designated within the courtyard.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Suite 3	151.84	1,634

Rent

The suite is available for a period to be agreed at a rent of £20,000 per annum exclusive. A service charge is applicable and further information is available on request.

Current Rating Assessment

Charging Authority: Leicester City
Rateable Value: £9,900

We advise all applicants to make their own enquiries of the rating liability, which may be subject to transitional arrangement.

VAT

VAT is payable on all rents.

EPC

Energy Rating **B**

Legal costs

Each party to pay their own legal costs in relation to this transaction.



Viewing

Strictly by appointment through agents:

APB

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Conditions under which these details are issued
These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and 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 tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.