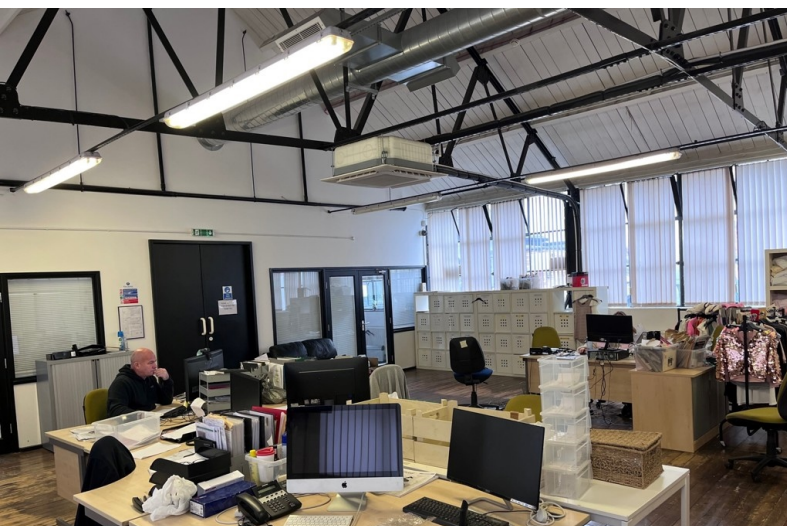


OFFICE/STUDIO SPACE TO LET

497 Saffron Lane, Leicester, Leicestershire, LE2 6UG



1,376 Sq Ft (127.83 Sq M)

£21,000 Per Annum Inclusive

- ▶ Self contained first floor office suite
- ▶ Wealth of natural light
- ▶ Large open plan office area with separate boardroom
- ▶ Two parking spaces available in secure car park

LOCATION

The property is situated on Saffron Lane, which is one of the main routes into Leicester City Centre, and offers excellent access out to the Outer Ring Road and J21 of M1/M69 motorway interchange.

DESCRIPTION

The space consists of a large, mainly open plan first floor office, located in the prominent building fronting Saffron Lane. The space has been used for office accommodation and is fitted out to a high standard, with strip lights, gas central heating/air conditioning and a large boardroom/meeting room.

The property benefits from a shared kitchen, w.c. facilities and personnel entrance off Saffron Lane.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
First Floor Office Suite	1,376	127.83
Total	1,376	127.83

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : To be confirmed.

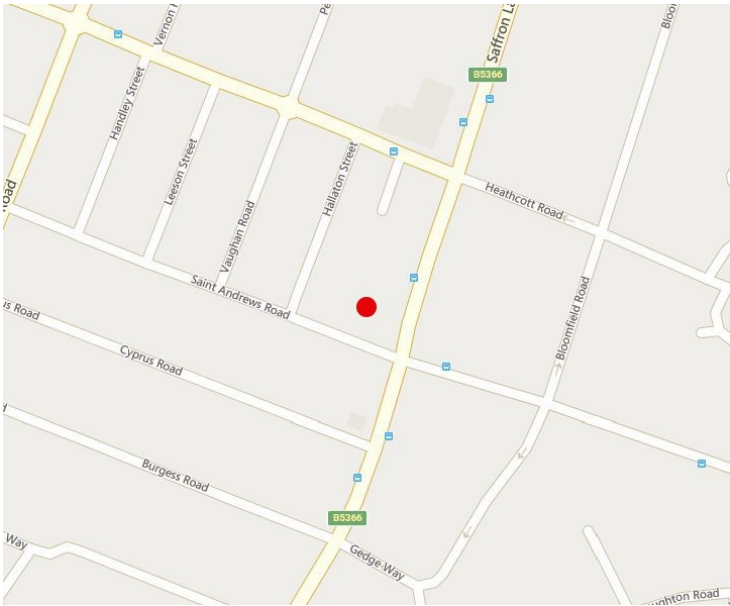
We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

Energy Rating E.

POSSESSION

Upon completion of legal formalities.



TENURE

The property is available by way of a new lease for a number of years to be agreed.

RENT

£21,000 per annum. This is an all inclusive rent of electricity, gas, water, heating and lighting. The ingoing Tenant will have to pay their rates separately.

VAT

We understand that VAT will be applicable on the rent.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
rp@appleicester.co.uk
0116 254 0382



Will Shattock
wjs@appleicester.co.uk
0116 254 0382

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.