

# OFFICE PREMISES TO LET

15 New Star Road, Leicester, LE4 9JD



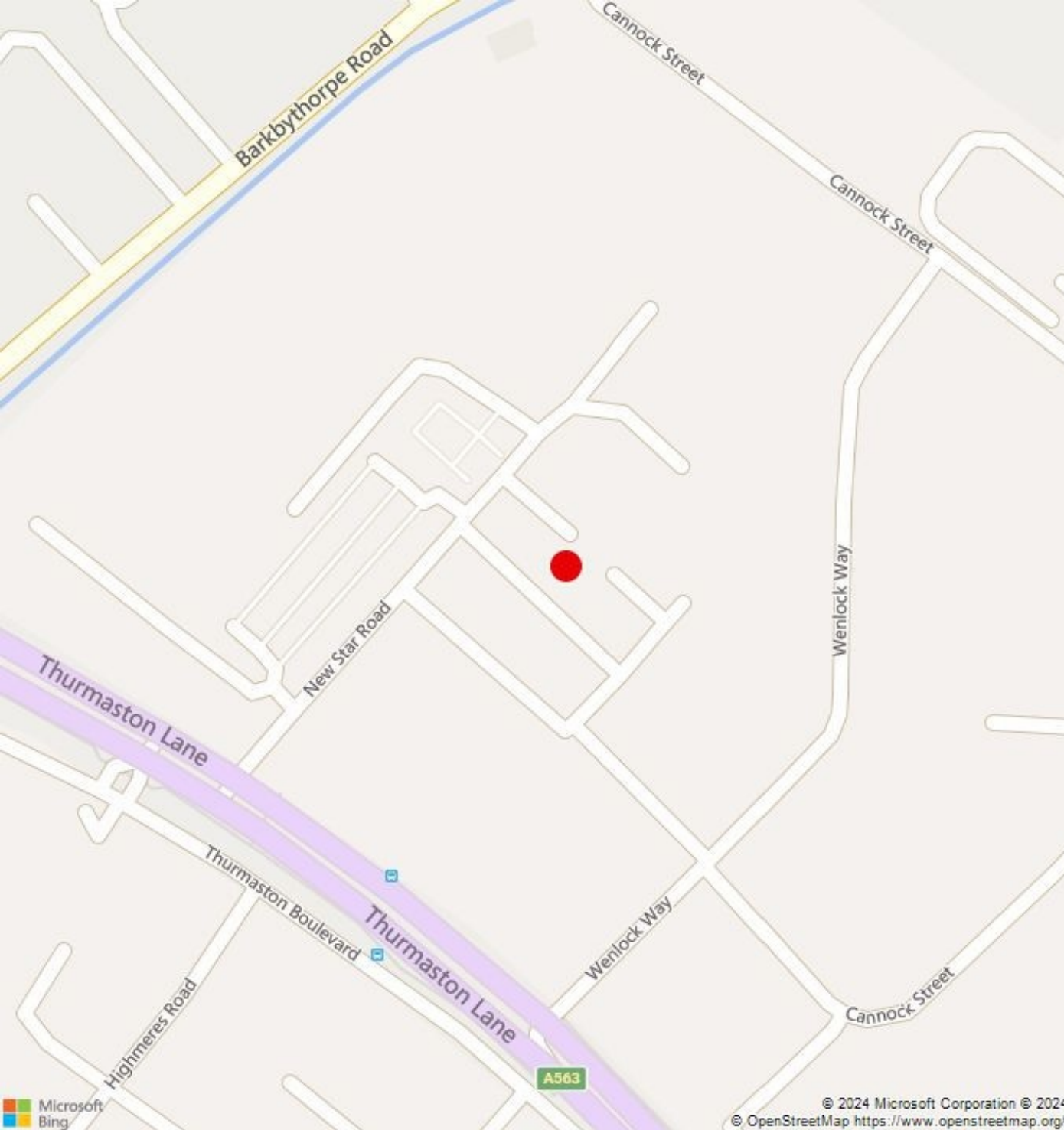
2,034 Sq Ft (188.96 Sq M)

£20,000 per annum exclusive

- ▶ Established employment area
- ▶ Air conditioning
- ▶ 15 car park spaces
- ▶ Short term lease available







## LOCATION

The property is located on New Star Road, an established industrial / employment area approximately 2 miles north east of Leicester city centre.

New Star Road gives direct access to Thurmaston Lane (A563) and the Outer Ring Road and provides convenient access to Junction 22 of the M1 and the wider road network via the A46.

## DESCRIPTION

The property comprises a ground office accommodation situated within a larger manufacturing facility.

The accommodation comprises 3 individual rooms accessed via a shared entrance/reception area. The main office essentially provides open plan workspace which has been sub-divided with lightweight partitioning to provide 2 smaller offices. In addition to the main office space, there are 2 separate offices/meeting rooms accessed via the shared reception area. The offices are generally well presented and benefit from a central heating system and air conditioning throughout.

The property has shared male, female and disable w/c's and benefits from additional shared meeting rooms and staff canteen.

Externally, the property benefits from 15 designated car parking spaces.



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Office 1	1,674	155.51
Office 2	214	19.88
Office 3	146	13.56
<b>Total</b>	<b>2,034</b>	<b>188.96</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £12,500

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

## SERVICES

Mains electricity, gas, water and drainage are connected to the property.

The property is heated by way of central heating system and benefits from air conditioning.

## RENT

£20,000 per annum exclusive. VAT will be payable on the rent.

## LEASE TERMS

The property is available by way of an effective full repairing and insuring sub-lease for a period of years expiring on or before 16th November 2027. The sub-lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

A service charge will be applicable in respect of the provision of building insurance, all utilities, cleaning of communal parts and security. Further details can be obtained from the agent.

## EPC

The property has an Energy Rating of 'E-106'  
The EPC is valid until 19th February 2033.

## LEGAL COSTS

Each party will bear their own legal costs associated with this transaction.

## POSSESSION

The property will be available from 11th November 2024.





## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

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**Reg Pollock**

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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.



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