

PRIME OFFICES – TO LET



**5 Lewis Court
Grove Park
Enderby
Leicester
LE19 1SD**

- **Part Ground Floor & First Floor Office Suite**
- **NIA 129.48 Sq.M (1,394 Sq.Ft.) Approx**
- **4 car parking spaces**
- **Short distance from J21 of the M1/M69 interchange**
- **Rental: £19,000 pax**

DISCLAIMER/MISREPRESENTATION ACT

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are give notice that:- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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 Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

5 Lewis Court, Grove Park, Enderby, Leicester, LE19 1SD

Location:

The property comprises a first floor office suite together with the conference room at ground floor level together with a shared kitchen and W.C. Facilities.

The property is located within the Grove Business Park within a short distance from Junction 21 of the M1/ M69 interchange approximately 5 miles south west of Leicester.

Description:

The office suite benefits from a modern specification with four car parking spaces allocated at the front of the building.

The accommodation comprises in detail and the following dimensions are approximate:-

Ground Floor	Conference Room Shared Kitchen, Server Room & W.C Facilities
Ground Floor NIA: 26.48Sq.M (285 Sq.Ft.) Approx.	

First Floor	Open Plan Office Suite
First Floor NIA 103 Sq.M (1,109 Sq.Ft.) Approx.	

Total NIA 129.48 Sq.M (1,394 Sq.Ft.) Approx.

Rating Assessment:

Location Authority: Blaby District Council

Rateable Value as a whole: £27,500

Ratable Value of part: £ to be assessed.

Small businesses will benefit from rates exemption.
Information can be obtained from:- www.voa.gov.uk

Services:

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

Peter Tew and Company have not tested any service/ installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

Fixtures & Fittings:

All landlords fixtures and fittings within the property on completion are to be included within the letting.

Energy Performance Certificate:

To be provided.

Rental:

£19,000 (Nineteen Thousand Pounds) pax.

Lease Terms:

The office suite is available on a new full repairing and insuring lease for a term of three years contracted out of sections 24-28 inclusive of the 1954 Act.

In addition the service charge amounts to 72% of the service costs. The estimated charge for the current year is £9,083 exclusive of vat and business rates.

Parties should instruct their solicitor to investigate the title to their own satisfaction.

VAT:

VAT is applicable.

Unrepresented Parties:

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Legal Costs:

Each party are to be responsible for their own legal costs incurred in this transaction.

Viewing:

Strictly by appointment through this agency, Peter Tew & Company.

Contact: Charlotte Tew
Email: charlotte@peter tew.co.uk
T: 0116 2551527

Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

Subject to Contract/Subject to Lease:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that; (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

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