

## 2 Grove Court, Grove Park, Leicester, LE19 1SA



### PART INVESTMENT – OFFICE FOR SALE

IPMS3: 187.11 m<sup>2</sup> (2,014 Sq.Ft.) Approx.

- Office on Established Business Park
- 11 car parking spaces
- Short distance from Junction 21 of the M1/M69 interchange
- Ground Floor Vacant Possession
- Part First Floor Rental Income-Office 1: £14,400pax
- Part First Floor Rental Income-Office 2: £3,600 pax
- Offers in the Region of £495,000

#### 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.



## 2 Grove Court, Grove Park, Leicester, LE19 1SA

### Location:

The property comprises an end terraced modern two storey office investment premises located within the Grove Business Park within a short distance of Junction 21 of the M1/M69 interchange approximately 5 miles south west of Leicester.

### Description:

Two storey office building benefiting from a modern specification and allocated car parking spaces at the front of the building.

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

FLOOR AREA	SQ.M.	SQ.FT.
Ground Floor	90.21	971
First Floor	96.9	1043

IPMS3: 187.11m<sup>2</sup> (2014 Sq.Ft.) Approx.

### Rating Assessment:

Location Authority: Blaby District Council

Rateable Value:

Ground Floor: £12,250.00

Part First Floor: £12,500.00

Part First Floor: £2,300

Information can be obtained from:- [www.voa.gov.uk](http://www.voa.gov.uk)

### Services:

Mains gas, electricity, water and drainage are connected to the property. In addition, the property has the benefit of comfort cooling.

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:

A schedule of the landlords fixtures and fittings to be provided.

### Energy Performance Certificate:

EPC Rating: C (55)

The EPC is valid until 30.04.2029

### Tenure:

Freehold subject to the occupational tenants at first floor level.

Ground Floor: Vacant

Part First Floor: £14,400 pax – Expiry 07.07.2029

Part First Floor: £ 3,600 pax – Expiry 07.07.2029

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

### Price:

Offers in the region of £495,000 (Four Hundred and Ninety-Five Thousand Pounds) subject to contract and exclusive of vat.

### VAT:

The sale is to proceed by way of a TOGC.

### Legal Costs:

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

### Health and Safety:

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

### Money Laundering:

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required. This evidence will be required prior to solicitors being instructed.

### 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.

### Viewing:

Strictly by appointment with the sole agent.

For further information or to make arrangements to view the premises please contact:

Julie or Charlotte

T: 0116 2551527

E: [julie@peter tew.co.uk](mailto:julie@peter tew.co.uk)

E: [charlotte@peter tew.co.uk](mailto:charlotte@peter tew.co.uk)

### 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.

T.JMW.19690.(1821y) 02.09.2025

# Energy performance certificate (EPC)

2 Grove Court  
Grove Park  
Enderby  
LEICESTER  
LE19 1SA

Energy rating

C

Valid until: 30 April 2029

Certificate number: 0110-0531-6249-7924-4002

Property type

B1 Offices and Workshop businesses

Total floor area

233 square metres

## Rules on letting this property

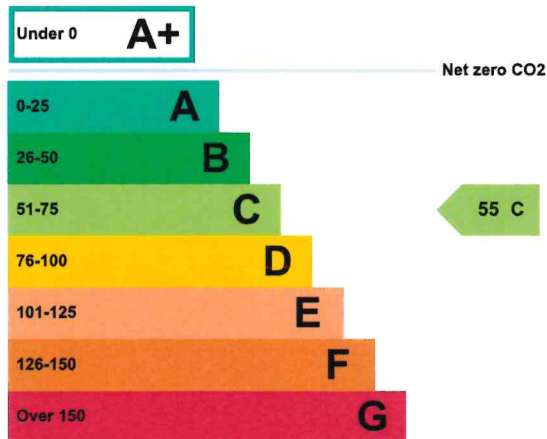
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 B

If typical of the existing stock

81 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	40.58
Primary energy use (kWh/m <sup>2</sup> per year)	238

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0497-2546-4940-1200-1103\)](/energy-certificate/0497-2546-4940-1200-1103).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Sarah Grace
Telephone	0333 566 0182
Email	<a href="mailto:sarah.grace@meessolutions.co.uk">sarah.grace@meessolutions.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019074
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Survey Hub
Employer address	34 Regent Street Nottingham NG1 5BT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 April 2019
Date of certificate	1 May 2019

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