

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



### OFFICE TO LET

197.6 Sq.M. (2,127 Sq.Ft.) Approx.

- Office on Established Business Park
- 10 car parking spaces
- Short distance from Junction 21 of the M1/M69 interchange
- Rental: £36,000 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.

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### Location:

The property is situated in the centre of Grove Park, which is one of Leicester's prime out of town office locations, immediately adjacent to J21 of M1/M69 intersection.

Leicester City is located 4 miles to the north via the A563 and Fosse Park Shopping Centre is in close proximity.

### Description:

The property comprises a modern mid terraced two storey office building of cavity brick construction under a pitched tiled roof.

The internal accommodation is attractively laid out with a reception area and a series of partitioned offices and meeting rooms. There are separate male and female toilet facilities at ground floor level.

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

FLOOR AREA	SQ.M.	SQ.FT.
Ground Floor	96.2	1,035
First Floor	101.4	1,092
197.6 Sq.M. (2,127 Sq.Ft.) Approx.		

### Rating Assessment:

Location Authority: Blaby District Council  
Rateable Value: To be reassessed  
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.

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:

EPC Rating: Awaited

### Tenure:

Freehold.  
The property is available by way of a full repairing and insuring lease on terms to be agreed.

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

### Health and Safety:

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

### Service Charge:

There is a service charge for site maintenance. Information is available upon request.

### Rental:

£36,000 (Thirty Six Thousand Pounds) pax

### VAT:

VAT is applicable.

### Legal Costs:

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

### 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.

### OFSI Sanctions Check:

With effect from 14 May 2025, all agency work carried out, will be subject to financial sanctions regulations controlled by the Office of Financial Sanction Implementation a UK Government Body. Peter Tew & Company will be required to verify all named parties and transactions to ensure they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property transaction. We would advise that whilst this will not impact on your credit file, it will result in a soft search showing that a check has taken place. A facial recognition ID check will be required.

### 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 Peter  
T: 0116 2551527  
E: [julie@petertew.co.uk](mailto:julie@petertew.co.uk)  
E: [pgt@petertew.co.uk](mailto:pgt@petertew.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.

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