

**MATHER
JAMIE**
01509 233433

**17 The Warrens
Warren Park Way
Leicester
LE19 4SA**

TO LET
£12,000 - £25,500 pax

Potential to split into Ground & First Floors



High Quality Offices

**93.55 sq m – 200.66 sq m
(1,007 sq ft – 2,160 sq ft)**

17 The Warrens, Warren Park Way, Leicester, Leics, LE19 4SA

DESCRIPTION

The property is a modern two-storey office of traditional brick construction, offering open plan offices and private meeting rooms benefiting from:

- Carpeting throughout
- Suspended ceilings with inset Cat II lighting
- Perimeter trunking
- Electrically heated
- Double-glazed windows
- Electric entry system
- Kitchenette
- WC facilities
- 12 car parking spaces (6 spaces per floor)

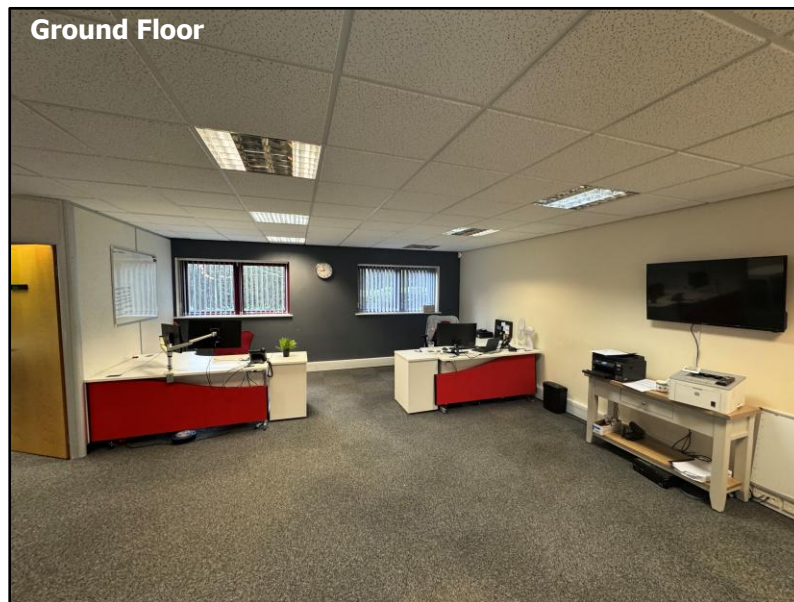
ACCOMMODATION

Ground Floor	93.55 sq m	(1,007 sq ft)
First Floor	107.11 sq m	(1,153 sq ft)
Total NIA	200.66 sq m	(2,160 sq ft)

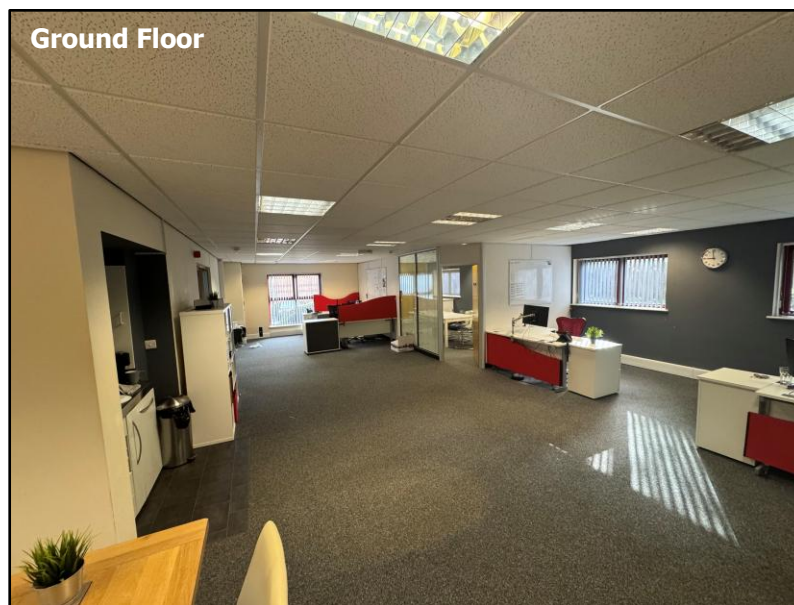
TENURE

The property is available by way of a new lease on terms to be agreed.

Ground Floor



Ground Floor



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RENT

Ground Floor

£12,000 (twelve thousand five hundred pounds) per annum exclusive.

First Floor

£13,500 (thirteen thousand five hundred pounds) per annum exclusive.

Whole

£25,500 (twenty five thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

SERVICE CHARGE

There is a service charge in place for maintenance of communal access, shared road and landscaping.

BUSINESS RATES

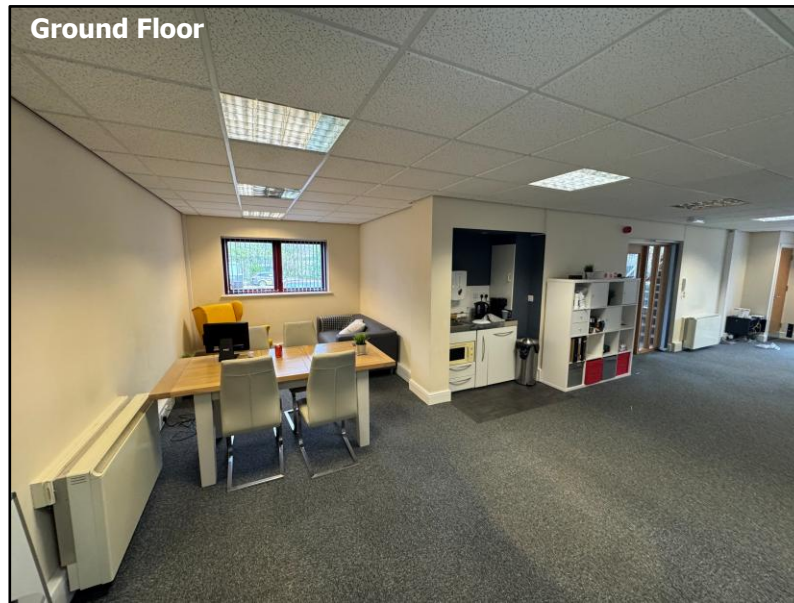
Local Authority: Blaby

Period: 2025/2026

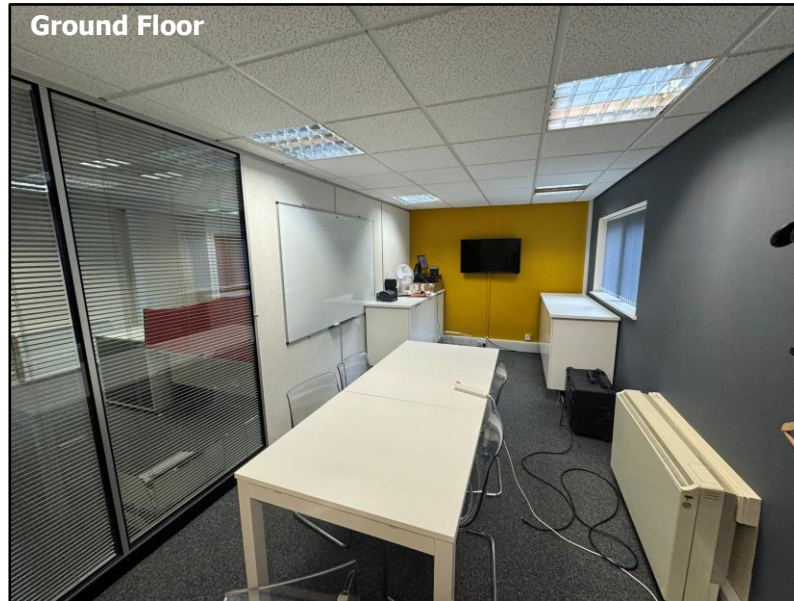
Rateable Value: Ground Floor - £12,500

First Floor - £14,250

Ground Floor



Ground Floor



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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

SERVICE CHARGE

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BUSINESS RATES

Local Authority: Blaby
Period: 2025/2026
Rateable Value: £14,250

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

First Floor



First Floor



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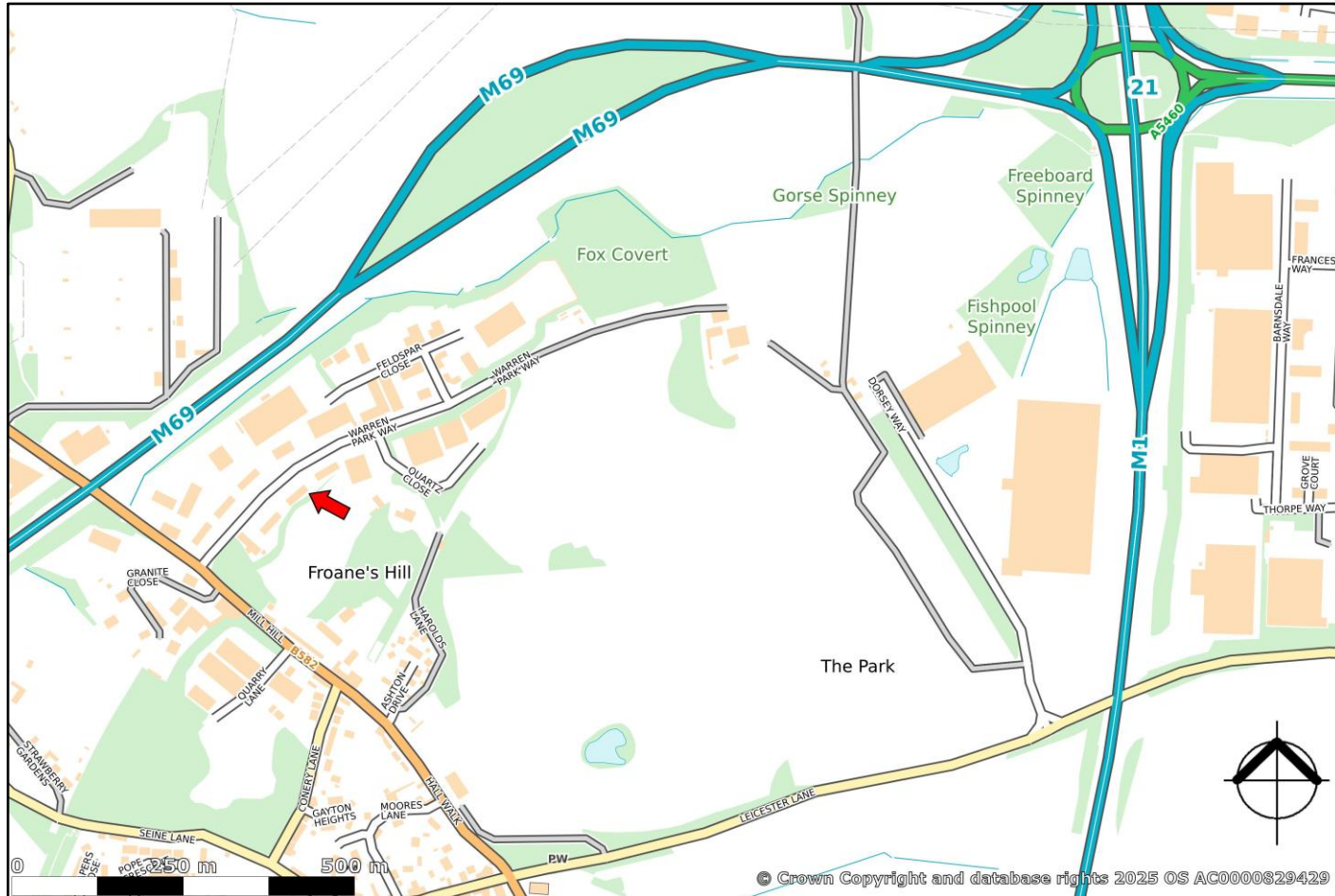
LOCATION

The property is located on Warren Business Park, a highly successful office scheme located off Mill Hill within Enderby with superb communications to the M1 and M69 motorway network.



what3words:

///hang.leap.parade



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations