



Offices

158.27 sq m (1,704 sq ft)

Unit E Best House, Enderby Road, Grange Business Park, Whetstone, Leics, LE8 6EP

DESCRIPTION

The property is a modern two-storey office, fully refurbished with suspended ceilings with inset LED lighting, heat/cool air conditioning/comfort cooling systems, double-glazed with male and female WC and kitchen at ground floor with open-plan floorplate layout.

Externally there is dedicated car parking for 5 cars.

ACCOMMODATION

| Ground Floor | | |
|--------------|--------------------|----------------------|
| Offices | 75.22 sq m | (810 sq m) |
| Kitchen | 1.84 sq m | (20 sq ft) |
| WCs | | |
| Total | 77.06 sq m | (829 sq ft) |
| First Floor | | |
| Offices | 81.21 sq m | (874 sq ft) |
| Total | 158.27 sq m | (1,704 sq ft) |

TENURE

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

PRICE

£295,000 (two hundred and ninety five thousand pounds).

RENT

£17,000 (seventeen thousand pounds) per annum exclusive.

VAT

VAT will be charged on the sale price / rent.

BUSINESS RATES

Local Authority: Blaby
Period: 2024/2025
Rateable Value: £18,000

LEGAL COSTS

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

SERVICE CHARGE

The estate is subject to a service charge management. The budget for the current year is £750 per unit.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating 57 within Band C. The EPC is valid until 2 June 2029.

PLANNING

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

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

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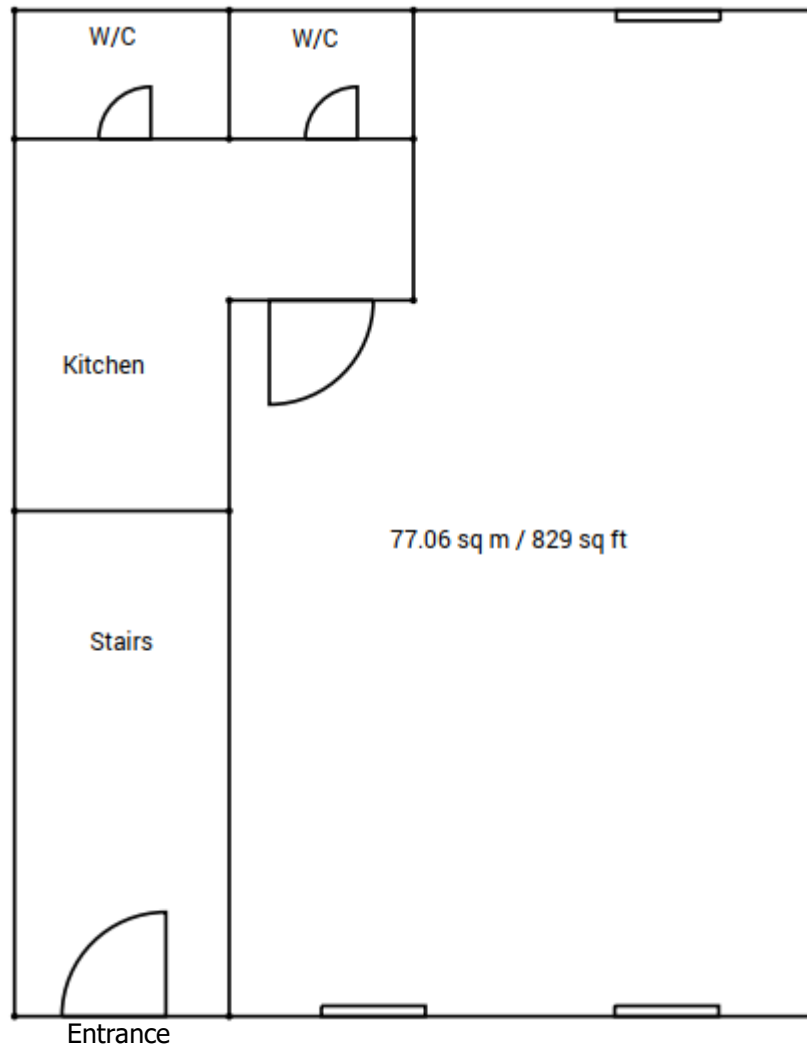


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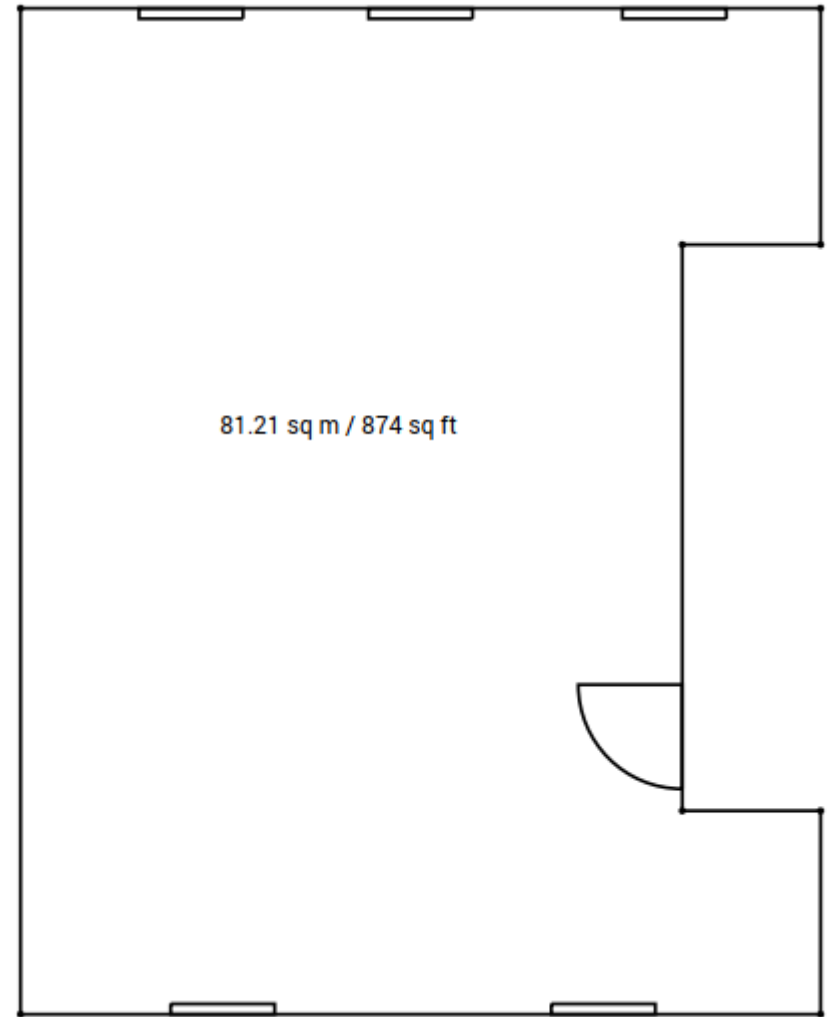


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Ground Floor



First Floor



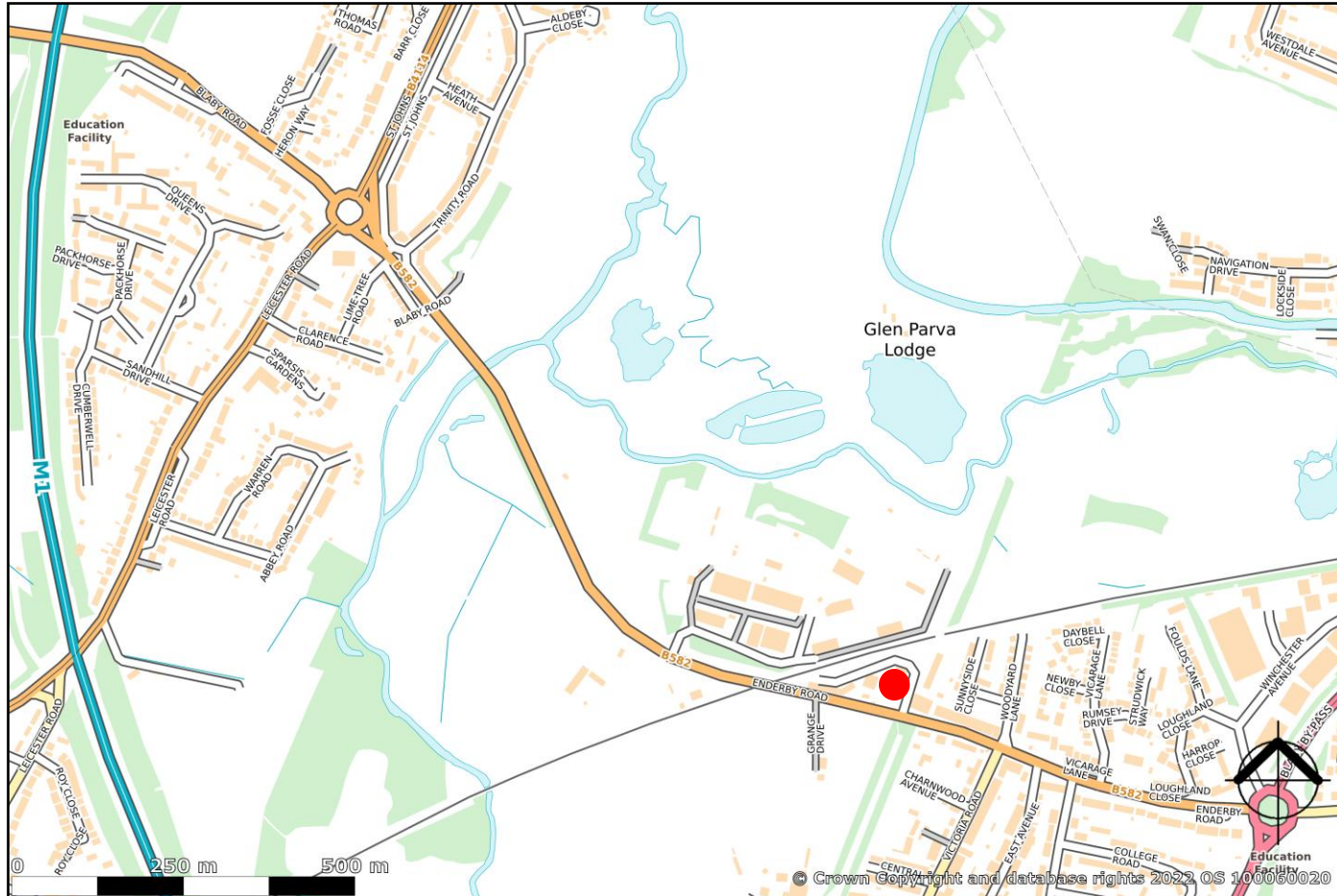
Plans not to scale. For information purposes only.

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LOCATION

The premises are located on Grange Business Park superbly located with good access from Enderby Road to Junction 21 of the M1/M69 motorways, approximately 2 miles to the north-west. The site is also within approximately ½ mile of the A426 Leicester-Lutterworth link road.

 **what3words:**
///elbow.struck.hoot



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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