



Office 1, 42 Cambridge Road, Leicester, LE9 1SH

£950

AVAILABLE NOW! A detached and well maintained office space arranged over two floors with allocated parking, ideally situated in the South Leicestershire Village of Cosby.

To the ground floor, there is a reception entrance and a large open-plan office, and to the first floor is another office, a kitchen and w/c. Externally, parking is available for approximately four vehicles.

This property further benefits from replacement Upvc double glazing, Gas central heating and Air conditioning.

Location

Situated in the highly regarded South Leicestershire Village of Cosby with an excellent roadside frontage.

Cosby is within easy reach of major motorway networks with a range of amenities nearby.

EPC

A copy of the EPC is available upon request.

Fees

Agent fees of £350.00 + vat are payable.

VAT

The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm

SATURDAY : 10:00am - 14:00pm





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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