

OFFICESUITES - TO LET AS A WHOLE OR IN PART

TIGERS HOUSE, TIGERS RD, SOUTH WIGSTON, LEICS LE18 4WWS

FROM 93m² (1,000 sq.ft) approx.

Peter Tew

46 Car Parking Spaces
Total NIA 983.95 Sq.M. (10,592 Sq.Ft.) Approx.
Established Employment Area
Rental: £6 per sq.ft approx.

Peter Tew & Company
2 Grove Court
Grove Park
Leicester
LE19 1SA
Tel: 0116 2551527
Contact: Peter Tew/Julie Wood
Email: pgt@peter tew.co.uk / julie@peter tew.co.uk

Location

This property is within an established employment area off Saffron Road (B5366). Good communications are provided to Glenhills Way (A563) providing direct access to Junction 21 of the M1 / M69 interchange approximately five miles south west of Leicester.

Description

The property comprises a purpose built three storey office building with an attractive entrance and 46 car parking spaces to the side and rear.

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

Ground Floor Reception Office, Administration Offices, W.C. Facility, Staff Room, Call Centre, Storage Facility, Plant Room	316.43 sq.m	3,406 sq.ft
First Floor: Private Offices, Open Plan Offices, Staff W.C. Facilities	316.52 sq.m	3,407 sq.ft
Second Floor: Private Offices, Staff Room, Staff W.C. Facilities.	325.34 sq.m	3,502 sq.ft

Total NIA: 983.95m² (10,592 Sq.Ft.) Approx.

Business Rates

To be assessed.

Planning

Office use.

Interested parties are advised to make their own enquires with the local planning authority.

Services

Mains gas, electricity, water and drainage are connected to the property. There is a single phase electrical supply.

Peter Tew & 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

Landlords fixtures and fittings in the property on completion to be included within the letting.

Rental

£6 per sq. ft approx.

VAT

VAT applicable.

Legal Costs

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

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.

Anti- Money Laundering Policy

In accordance with anti- money laundering regulations, two forms of identification will be required from the successful tenant. This evidence will be required prior to solicitors being instructed.

Energy Performance Certificate

Band: E valid until 27 June 2033.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition February 2020). Unrepresented parties are recommended to obtain professional advice.

Health and Safety

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

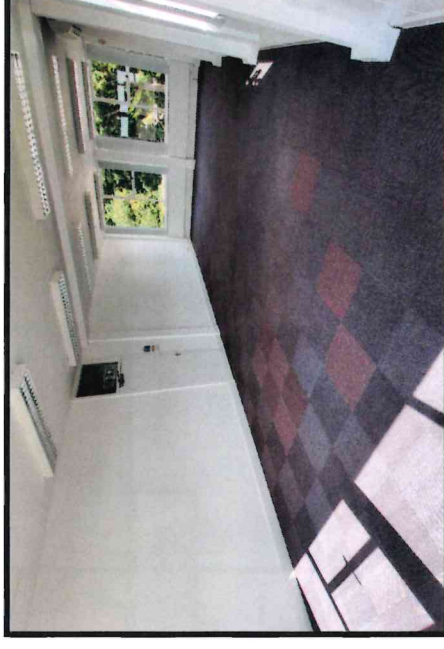
Viewing

Strictly by appointment through this agency.

Contact: Julie Wood

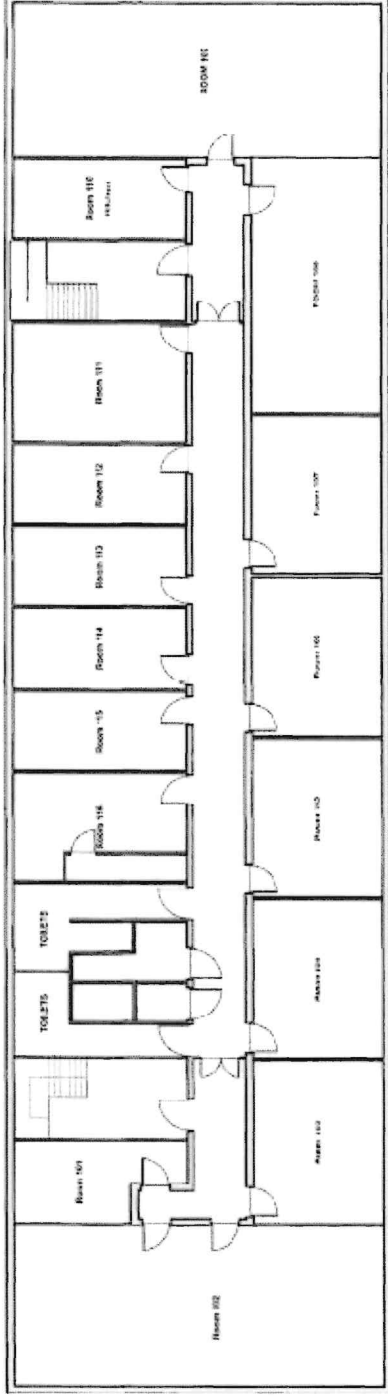
Email: julie@peterfaw.co.uk

T.CLT.19533 25.06.2024



FLOOR PLAN

FIRST FLOOR, TIGERS HOUSE, TIGERS ROAD, SOUTH WIGSTON, LEICESTER, LE18 4WS



FLOOR PLAN

SECOND FLOOR, TIGERS HOUSE, TIGERS ROAD, SOUTH WIGSTON, LEICESTER, LE18 4WS

