

Ground Floor, 2 Grove Court, Grove Park, Leicester, LE19 1SA.



OFFICE TO LET

IPMS3: 82.68m² (890 Sq.Ft.) Approx.

- **Ground floor office suite.**
- **4 car parking spaces**
- **Short distance from Junction 21 of the M1/M69 interchange**
- **Rental: £19,000 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 comprises the ground floor of two storey self contained office building within the Grove Business Park a short distance of Junction 21 of the M1/M69 interchange approximately 5 miles south west of Leicester.

Description:

This ground floor office suite benefits from a modern specification and allocated car parking spaces at the front of the building.

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

Ground Floor	Communal Reception Area Open Plan Office Partitioned Offices Kitchen Facility
IPMS3: 82.68m ² (890 Sq.Ft.) Approx.	

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Rating Assessment:

Location Authority: Blaby District Council
Rateable Value: £12,250.00
Information can be obtained from:- www.voa.gov.uk

Services:

Mains gas, electricity, water and drainage are connected to the property. In addition, the property has the benefit of comfort cooling.

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: C (55)

Tenure:

Ground Floor available for a term of 5 Years.

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

Rental:

£19,000 (Nineteen Thousand Pounds) per annum exclusive plus service charge.

VAT:

VAT is applicable.

Legal Costs:

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

Health and Safety:

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

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.

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 Charlotte
T: 0116 2551527
E: julie@petertew.co.uk
E: charlotte@petertew.co.uk

Important Information

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