



TO LET

£6,000 Per annum

FIRST FLOOR, 2A NEEDHAM AVENUE
LEICESTER
LE2 9JW

- 2 parking spaces available
- Fully refurbished
- Self-contained office

LOCATION

The offices are situated on a small retail parade at the entrance to Needham Avenue, which is located just off the A426 Leicester Road. The location provides excellent access to the motorway network at J21, which is approximately 3 miles to the north-west via the A563 Soar Valley Way.

DESCRIPTION

The office suite has a dedicated ground floor entrance hall, the ground floor benefits toilet facilities and the stairway to the first floor landing. The first floor comprises of a modern kitchen, three office areas, network cabling, a store cupboard and an additional WC.

The Property benefits from gas central heating, uPVC double glazing and will be redecorated throughout prior to a new letting. Externally the property has 2 parking spaces to the rear of the building, plus a garage.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 545 sq ft (50.7 sq m)

BUSINESS RATES

Rateable Value : £9,200

According to information provided by the Valuation Office Agency website, the Property has an April 2023 Rateable Value of £9,200. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of C-52. A Copy of the certificate is available upon request.

TERMS

The office is available to let on a new Lease. This will be on an internal repairing and insuring basis.

VAT

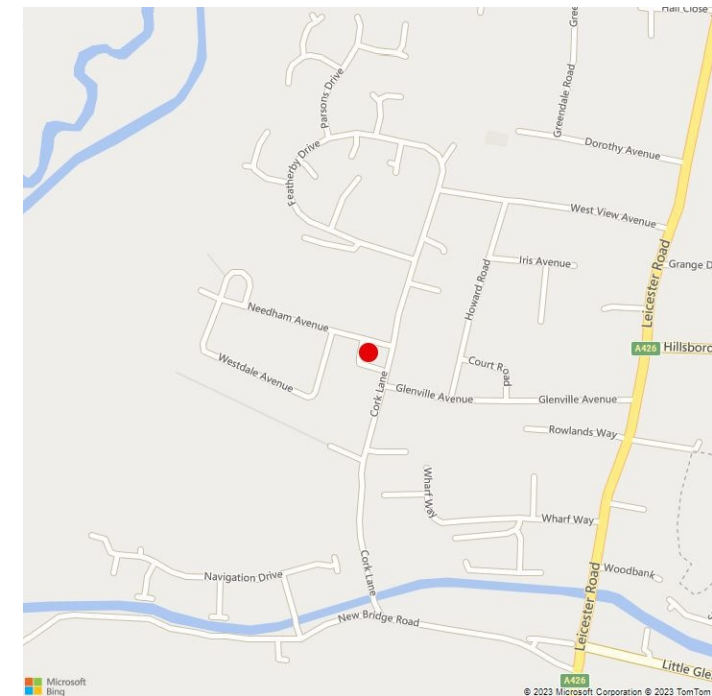
The Property is not opted to tax and therefore VAT is not applicable to the Rent quoted.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor.



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