



# READINGS

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## Blaby Road

Enderby, Leicester, LE19 4AQ

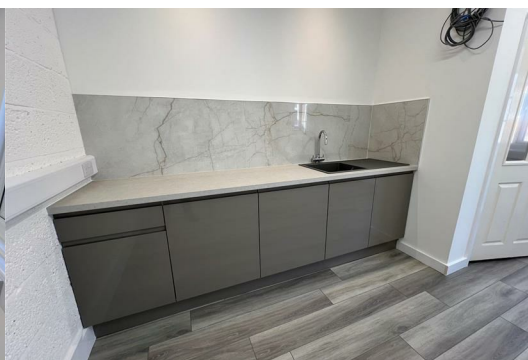
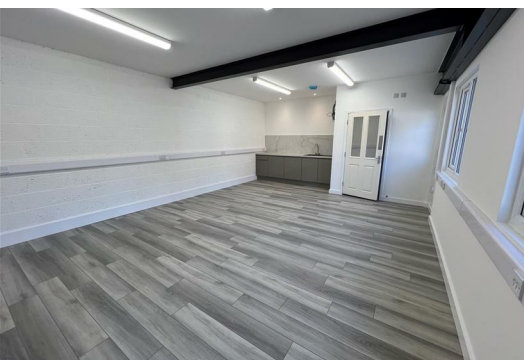
£650 Per Month



A recently constructed, self-contained semi-serviced office with air conditioning broadband and 24/7 CCTV. Within a small secure site with electric gates to the entrance.

Ground floor office with kitchenette and cloak/WC. with a gross internal area of 34.6m<sup>2</sup>.

One designated parking space and additional spaces available by further negotiation.





Office 15'7" x 23'11" (4.75m x 7.30m)

A newly constructed modern, office space with a private entrance, fitted kitchenette with integrated fridge, cloak/WC, airconditioning and broadband connection.

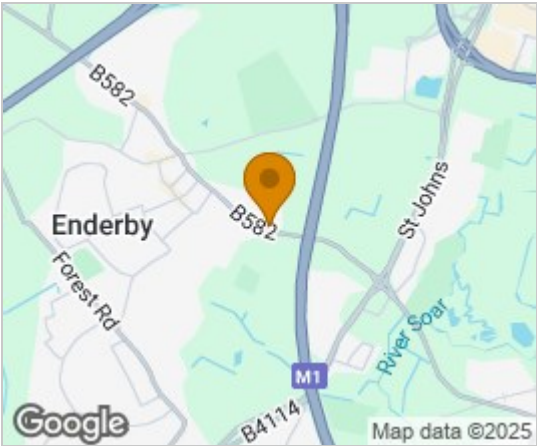
Tenure

The property is available by negotiation on a flexible agreement with the landlord. The landlord is responsible for the power and water bills and the maintenance of the exterior and communal areas. The tenant is responsible for business rates and any IT required.

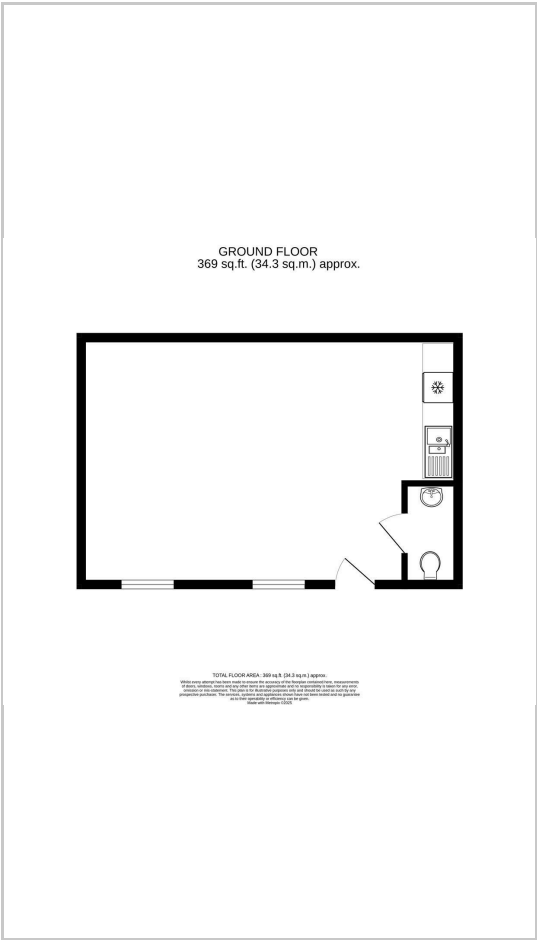
Consumer Protection Legislation

These details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the tenant for verification.

Area Map



Floor Plans



Energy Efficiency Graph

