



Unit B, 254 Braunstone Lane, Braunstone Town, Leicester LE3 3AS

Modern Office Premises

- **▶** Total NIA: 142.14 Sq M (1,530 Sq Ft)
- > Providing flexible well appointed accommodation.
- 4 off road car parking spaces
- **▶** Rent: £27,500 Per Annum, inclusive of utility bills

For enquiries and viewings please contact:



Joe Reilly 07989 434162 jreilly@innes-england.com



Dillhan Sharma 0116 255 5455 dsharma@innes-england.com







Location

Leicester is a major East Midlands city lying to the east of the M1 Motorway at Junctions 21 & 21 with Junction 21 being the link with the M69 Motorway accessing easily into the West Midlands. The city has, historically, been known for the hosiery and footwear industries although, more recently, warehousing and distribution has become a major employer alongside the motorway junction.

The subject property is located within the Braunstone Town area of Leicester, approximately 2.5 miles south west of Leicester City Centre. Neighbouring areas include Rowley Fields and Aylestone.

The premises is located directly off Braunstone Lane, benefiting from excellent links to Junction 21 of the M1/M69 and Junction 21a of the M1 both of which can be accessed within a five minute drive time.

Description

The property comprises a semi detached, single storey, self contained office building. Internally, the property provides well decorated accommodation, kitchen and WC facilities and a mezzanine floor providing additional office space. The specification includes carpet floor covering with raised access floors, LED lighting and comfort cooling and heating throughout. Externally. the property benefits from 4 off road car parking spaces.

Accommodation

	Sq M	Sq Ft
Floor Area	142.1	1,530
Total	142.1	1,530

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

Enquiries made of the Local Planning Authority confirm that the property has authorised use under Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The premises are available by way of a sub-letting for a term of years to be agreed.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £16,250.

Source: VOA

Rent

£27,500 Per Annum

The rent is inclusive of all utility bills

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available on request

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 22-Feb-2024



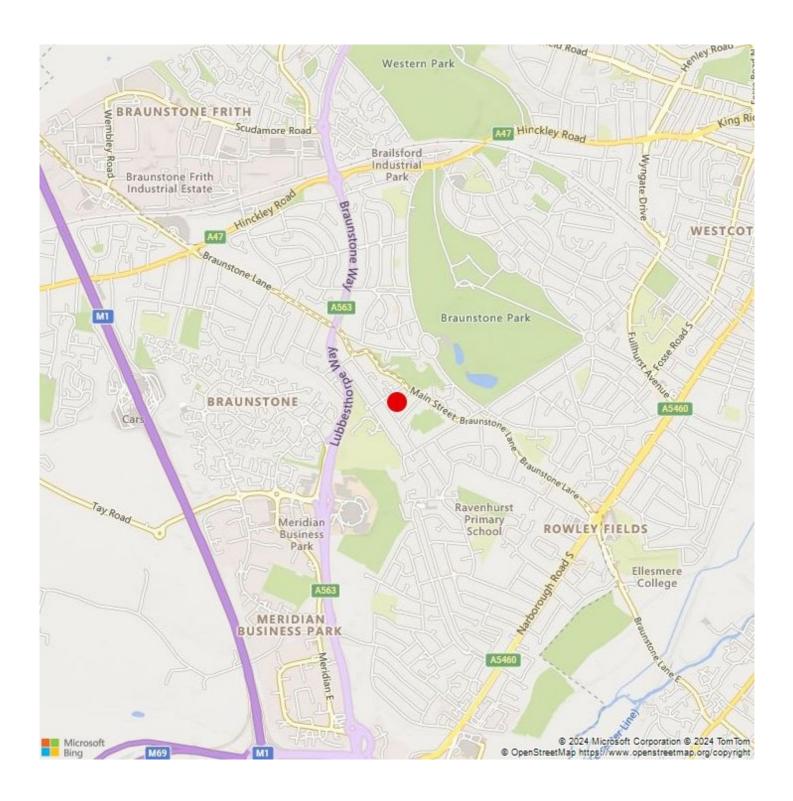






Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, 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 Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE





Innes England for themselves and for vendors or lessors of the 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 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 Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE