



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:



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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

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