



**First And Second Floor, 3-4 Dimension House Westbridge Close, Leicester LE3 5LW**

## **A Self Contained Office Premises**

- ▶ **Total NIA: 661 sq ft (58.61 sq m)**
- ▶ **Close to city centre**
- ▶ **1 onsite car parking space**
- ▶ **Rent: £10,500 p.a.x**

For enquiries and viewings please contact:



**Joe Reilly**  
07989 434162  
[jreilly@innes-english.com](mailto:jreilly@innes-english.com)



**Dillhan Sharma**  
0116 255 5455  
[dsharma@innes-english.com](mailto:dsharma@innes-english.com)

### Location

Leicester is a major East Midland's city lying to the east of the M1 Motorway at Junctions 21 & 22, with Junction 21 being the link with the M69 motorway accessing easily into the West Midlands.

The property is located on the periphery of Leicester City Centre and occupies a position on Westbridge Close, which is accessed via A5640 (Narborough Road) and then Duns Lane. Westbridge Close is a cul-de sac accommodating the Land Registry office, a restaurant, some residential accommodation and Dimension House. Road communication links nearby are excellent and access to the M1 motorway is approximately 5 miles to the South West via A47 or A5640.

### Description

The subject premises comprises the first and the second floors of an end of terrace three storey modern property, built originally in approx. 1998, of brick construction beneath a part pitched and part flat roof.

Internally, the property has been configured to provide well appointed office accommodation across the first and second floor, together with kitchen and WC facilities. The accommodation is accessed via a personnel door the rear of the property.

The specification at the present generally includes painted plastered walls and ceilings, laminate floor coverings and LED lighting. Heating/Cooling is provided by way of gas central heating and supplemented by a number of air con units.

Externally, the property benefits from 1 off road car parking space.

### Accommodation

|              | Sq M        | Sq Ft      |
|--------------|-------------|------------|
| First Floor  | 30.7        | 331        |
| Second Floor | 27.9        | 300        |
| <b>Total</b> | <b>61.4</b> | <b>661</b> |

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 as offices under Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020

### Tenure

The premises are available by way of a new lease 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 £6,900. Subject to status the tenant might qualify for 100% rates relief.

Source: VOA

### Rent

£10,500 per annum, exclusive

### VAT

All figures quoted are exclusive of VAT, if applicable.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: D (87)

### Viewings

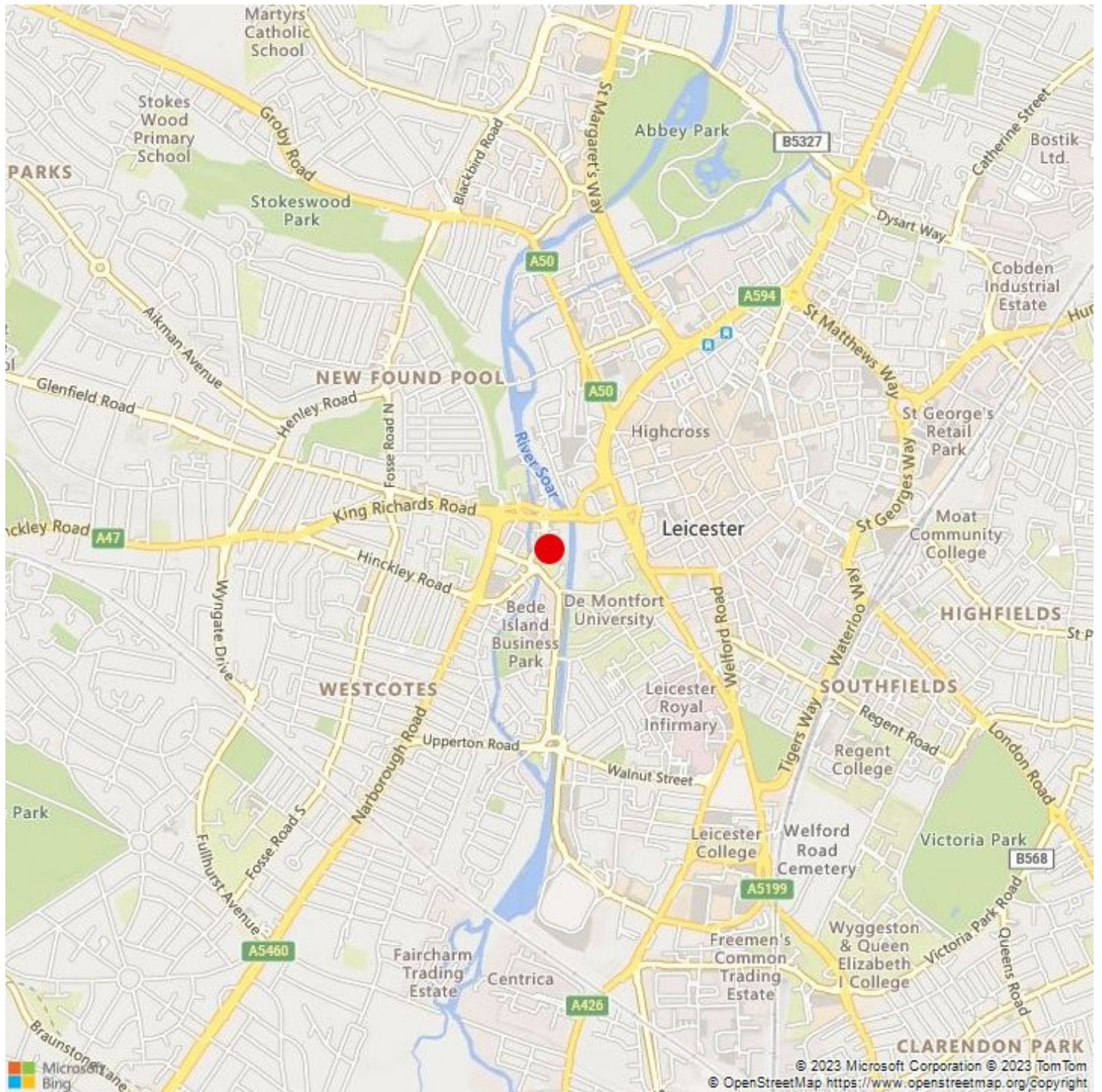
Viewings are by appointment with sole agents Innes England

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