



Unit 3 Oak Spinney Park, Ratby Lane, Leicester Forest East, Leicester, Leicestershire LE3 3AW

Modern Two-Storey Office Building

- ▶ **NIA: 2,214 sq ft (205.7 sq m)**
- ▶ **Fitted out to a very high specification**
- ▶ **10 car parking spaces**
- ▶ **Price £460,000**

For enquiries and viewings please contact:



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Location

The property is located in Leicester which is the second largest city within the East Midlands and is situated some 20 miles south of Nottingham and 43 miles north-east of Birmingham. The city lies to the east of the M1 Motorway with the main junction being Junction 21 (M69), Junction 21A (A46) and Junction 22 (A511/A50). Rail connections to London are frequent with London St Pancras being just over one hours travelling time.

Oak Spinney Park is a modern office development situated on the western side of Ratby Lane (B538) adjacent to J21A of the M1 which in turn leads to the A46 Western by-pass, M69 and M6 providing easy access to north and south Leicester and the motorway network. The location benefits from convenient access to the Park and Ride located on Ratby Lane which offers excellent links to the City Centre.

Description

The subject property comprises a self-contained, semi-detached, two-storey modern office building of steel framed construction with brick and blockwork cladding, under a pitched roof, incorporating powder coated aluminum framed double-glazed windows within the external elevations. Internally, the building provides ground and first floor office accommodation with access between the floors via a single staircase. Each floor is effectively open plan but has been subdivided with demountable partitioning to create various meeting rooms and individual offices. There is an attractive reception area at ground floor level, off which there is access to WC facilities, one of which includes a shower. There is also a kitchenette on the ground floor.

The specifications generally include the following:

- * Acoustic suspended ceilings with LED lighting
- * Carpeted floors
- * Comfort cooling throughout
- * Three compartment skirting trunking
- * EPC 'C' rating
- * Solar panel hot water system
- * 10 car parking spaces

Accommodation

	Sq M	Sq Ft
Ground Floor	97.3	1,047
First Floor	108.4	1,167
Total	205.7	2,214

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

Services

We understand that the premises have the benefit of mains water, electricity and drainage.

Planning

We understand that the premises have an authorised use as offices within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

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Tenure

The property is available to purchase on a freehold basis with vacant possession.

Business Rates

The property is currently listed as Office and Premises has a rateable value of £25,250.

Source: VOA

Price

£460,000

Service Charge

We understand that a service charge is levied for the maintenance and upkeep of communal areas on the estate. Further information on this is available upon request from the agents.

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

The premises have an EPC assessment of: C 51

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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