



**Unit D Best House, Grange Business Park, Enderby Road, Whetstone,
Leicester, Leicestershire LE8 6EP**

Two-Storey Self-Contained Office

- ▶ **NIA: 1,701 sq ft (158 sq m)**
- ▶ **Located within popular business park close to M1 Junction 21**
- ▶ **Onsite parking for 5 cars**
- ▶ **Rent: £20,000 pax**

For enquiries and viewings please contact:



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Location

The premises form part of a larger office development, constructed during the 1990's and located on Enderby Road, Whetstone. Enderby Road provides access to the former Foxhunter roundabout which in turn provides access to the M1/M69 Motorway junctions and Fosse Retail Park. Further retailing facilities are available within the village.

Description

The property comprises a modern two storey mid terrace office building, which generally provides open plan accommodation at both ground and first floor level, but has been subdivided in part with demountable partitions to provide a number of meeting rooms and private offices. The property has been refurbished to a good specification to include; suspended ceilings with inset LED lighting, painted and plastered walls and carpet floor coverings. Heating / cooling is facilitated by way of air-con units. There are WC's (including disabled facilities) at ground floor level and there are kitchen facilities over both levels.

Externally, the property benefits from 5 off road car parking spaces. There is further overflow car parking available on the estate.

Accommodation

	Sq M	Sq Ft
Total	158	1,701

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

Services

We understand mains water, drainage and electricity are connected to the premises.

Planning

We understand the property has a current authorised use as offices within Class E under the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

The landlords will consider allowing a tenant the ability to sub-let a floor, subject to the usual alienation provisions.

Business Rates

The property is currently listed as Office and Premises and has a rateable value of £15,750
Source: VOA

Rent

Rent £20,000 pax

Service Charge

There is a service charge in place to cover the maintenance and upkeep of the common areas on the business park. Further details are available upon request from the agent.

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: 57 C

Viewings

Viewings are by appointment with sole agents Innes England

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