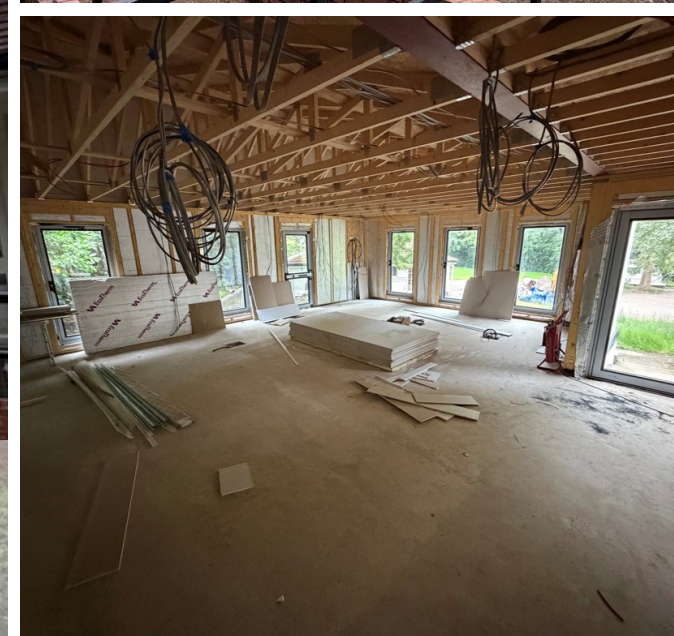


OFFICE PREMISES TO LET

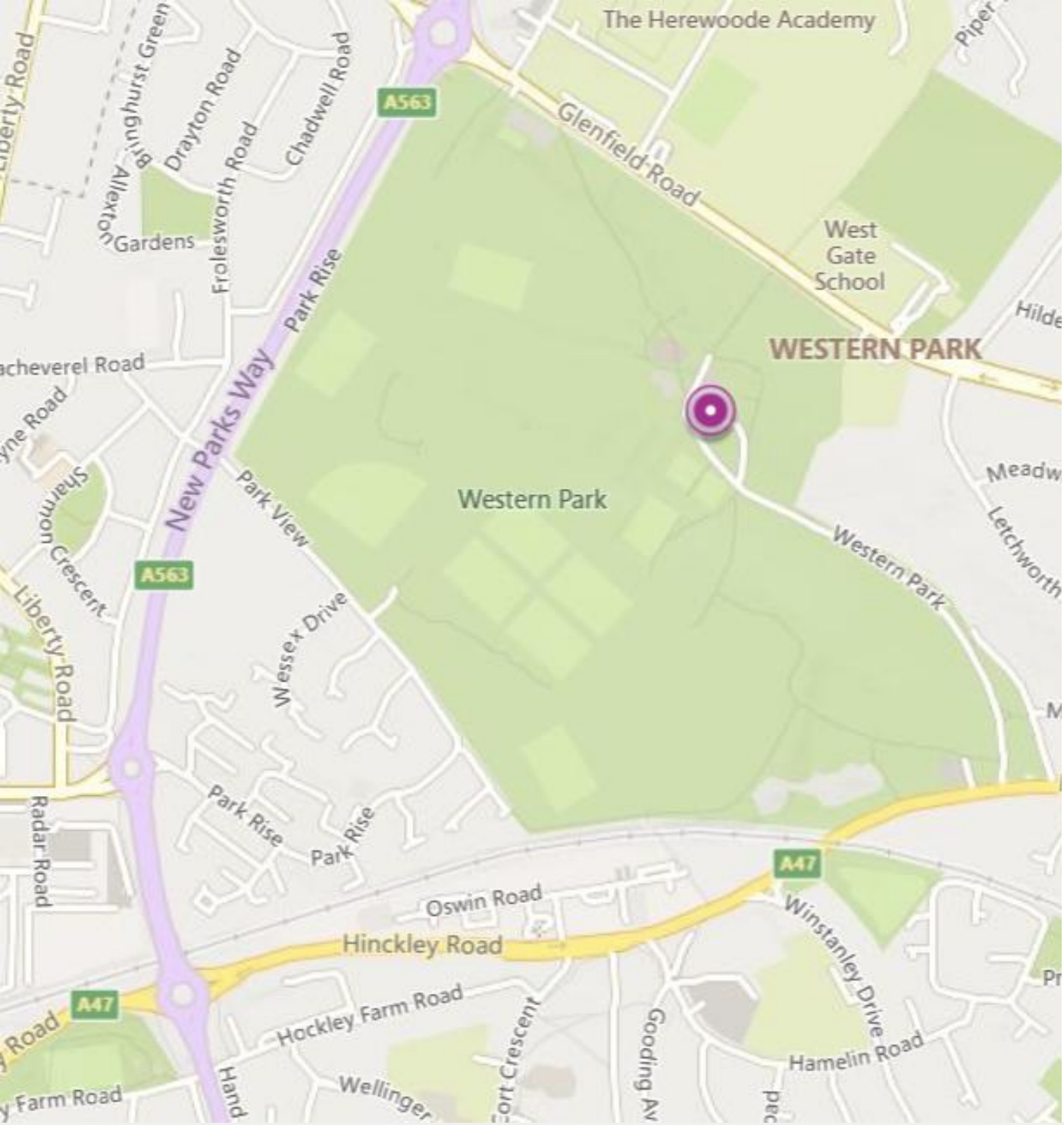
Phase 2, Western Park Business Village, Hinckley Road, Leicester, LE3 6HX



1,938 - 6,244 Sq Ft (180.04 - 580.07 Sq M)

Rent on Application

- ▶ Attractive location within Western Park
- ▶ Restoration of Grade II Listed Buildings
- ▶ Generous on-site car parking
- ▶ Built to Passivhaus Standards



LOCATION

Western Park Business Village is located in midst of Western Park on the north side of the A47 Hinckley Road about 1.5 miles to the west of Leicester city centre and 2.3 miles to the north of Junction 21 of the M1 motorway, at its junction with the M69.

DESCRIPTION

The development comprises the restoration of the Grade II Listed former Open-Air School, which opened for that use in November 1930, with the individual buildings arranged on the connecting terraces. Phase 2 comprises one double storey building and two single storey pavilions, overlooking a landscaped garden featuring outdoor leisure areas for occupiers. These spaces are ideally suited to office use, while also lending themselves well to alternative uses such as boutique gyms, wellness studios or other commercial uses.

The site benefits from generous on-site car parking.



ACCOMMODATION

The property offers the following accommodation, which is available as a whole or in part.

	Sq Ft	Sq M
Building 5	2,153	200.01
Building 6	1,938	180.04
Building 7	2,153	200.01
Total	6,244	580.07

All areas are quoted in accordance with the RICS Code of Measuring Practice

SERVICES

Each property will benefit from mains water, electricity, and drainage.

EPC

Whilst Phase 2 is yet to be assessed, each property on Phase 1 has an EPC Rating of A.

RENT

Rent on Application

LEASE TERMS

The properties are available to let on full repairing and insuring lease terms for a for a period of years to be agreed.

VAT

It is understood that VAT will be payable on rents.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

PLANNING

The property currently has planning permission for use as offices (Use Class E(g)(iii)), community buildings and a café. Planning permission is being sought to include all uses within Use Class E.



VIEWING

Please get in touch to arrange a viewing.



Will Shattock

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0116 254 0382



David Sturgis

dgs@sturgis-snowandastill.co.uk

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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation 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 APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.