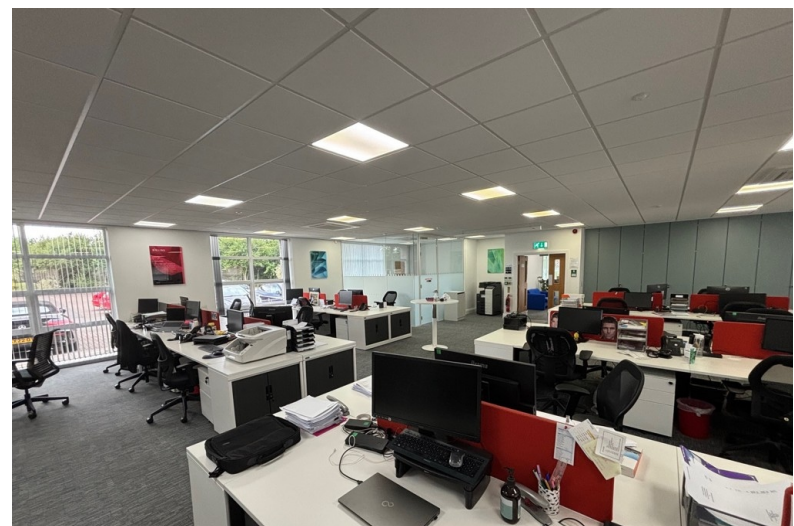


MODERN OFFICES FOR SALE/TO LET

Unit 2 Charnwood Edge, Syston Road, Cossington, Leicester, LE7 4UZ



3,316 Sq Ft (308.06 Sq M)

Price: £750,000 for the Freehold Rent: £52,500 per annum exclusive

- ▶ Modern office accommodation
- ▶ Located just off the A46
- ▶ 51 car parking spaces
- ▶ Air conditioned throughout

LOCATION

Charnwood Edge Business Park is an established commercial centre, situated to the north side of Leicester, immediately adjacent to the A46. The property offers convenient access to the motorway network and good connectivity to Nottingham, Melton Mowbray and Newark.

The business park is located approximately 1.5 miles north of Syston town centre. Syston has a mainline train station with direct access to Leicester and the Midland mainline providing a service to London St Pancras.

Occupiers at Charnwood Edge include Northgate Vehicle Hire, Giant Cycles, RH Commercial Vehicles and Ausden Clarke Coaches.

The property is situated in the southern corner of the site, immediately adjacent to the A46. Access to the property is via the main estate road through Charnwood Edge Business Park.

DESCRIPTION

The property is a single storey detached office set within its own grounds. The building is conventional steel portal frame with concrete blockwork and external cladding to the north and eastern elevations. The property is under a metal clad pitched roof.

Internally, the property provides largely open plan office, which benefits from good natural light and high ceilings (2.7 m to the underside of the suspended ceiling grid) which offers LED lighting throughout. The property benefits from air conditioned heating and cooling, kitchen and wc provision and a shower room.

Externally, there are large grounds offering 51 car parking spaces off.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Reception area, meeting room, board room, kitchen	806	74.88
Main office	2,400	222.96
External plant room	110	10.22
Total	3,316	308.06

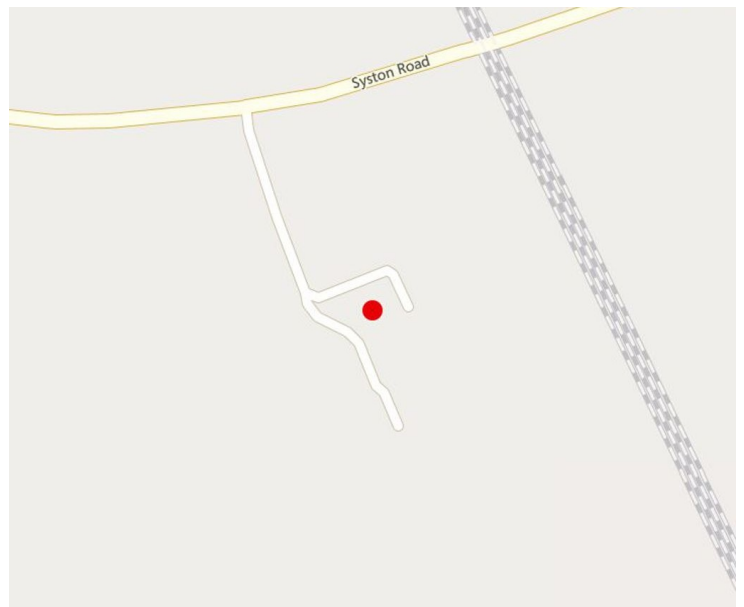
All areas are quoted in accordance with the RICS Code of Measuring Practice.

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value : £31,500

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.



TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, the freehold of the property can be made available with vacant possession.

PRICE/RENT

£750,000 for the freehold.

£52,500 per annum exclusive.

VAT

The property is registered for VAT.

EPC

The property has an Energy Rating of C.

The EPC will be valid until 04 December 2033.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk

0116 254 0382

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.