



**To Let / For Sale**

## **Two Storey Offices**

Unit 3 + Warren Park Way + Enderby + LE19 4SA



**1,520 Sq Ft**

**Initial rent: £15,000 per annum exc.**

**Freehold: £300,000**



**Open plan  
accommodation**



**Air con + LED  
lighting**



**Near M1/M69  
intersection**



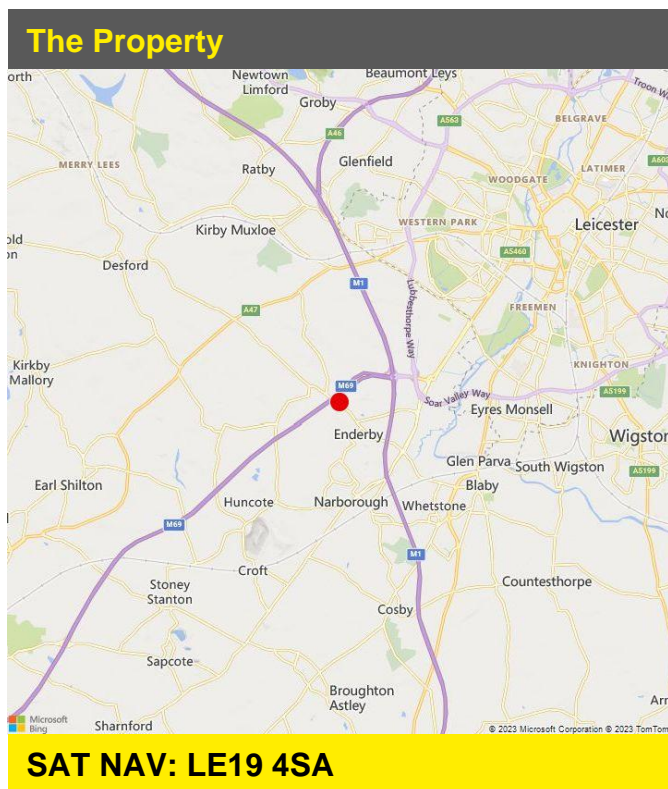
**8 Parking  
spaces**



### Location

The property is located on Warren Business Park, Enderby, which is positioned next to the M69 with road access, via Enderby, approximately 2 miles to the M1/M69 intersection.

Situated in Blaby district, this area of Leicester has expanded rapidly due to a good source of local employment and excellent road communications. The area has attracted the Country's premier developments including Meridian Business Park, Fosse Retail Centre and Grove Park.



### Rating Assessment

Rateable Value (2023): £19,000

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £9,728

Rating information is for guidance purposes only.

### Viewing

Strictly by appointment with the sole agent

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**Joe Dodd**  
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### Description

The property occupies a mid terrace position comprising modern two storey office premises with 8 car parking spaces.

The accommodation is arranged to provide open plan accommodation over ground and first floor, with the ground floor having WC's (including disabled), kitchenette and reception area. The specification is finished to a good standard and includes suspended ceiling with inset LED lighting, carpets, intercom, intruder alarm, and perimeter cable management. The ground floor has key operated shutter protection to the main door and all windows.

There is electric heating throughout whilst the first floor has additional air-conditioning.

### Accommodation

| DESCRIPTION                                  | SIZE (SQ FT) | SIZE (SQ M)  |
|--|--------------|--------------|
| <u>Ground floor</u><br>Offices / Kitchenette | 697          | 64.7         |
| <u>First floor</u><br>Offices                | 823          | 76.5         |
| <b>TOTAL</b>                                 | <b>1,520</b> | <b>141.2</b> |

### Energy Performance Certificate

A copy is available upon request.

### Terms

The property is available at an initial rent of **£15,000 per annum exc.**, subject to uplifts. A service charge is levied for common estate maintenance + 5% management charge. Figures are quoted excluding VAT, which is applicable at the prevailing rate.

The Freehold of the property is available with vacant possession at a price in the region of **£300,000**.

### Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

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