



TO LET

DETACHED TWO STOREY OFFICES

Bellway House + Feldspar Close + Enderby + Leicester + LE19 4SD



2,750 – 5,500 Sq Ft
(255.5 – 511 Sq M)

From £10 per sq ft



**Excellent
location close to
M1/M69
motorway**



**Gas central
heating and
comfort cooling**



LED Lighting



**18 Parking
Spaces**

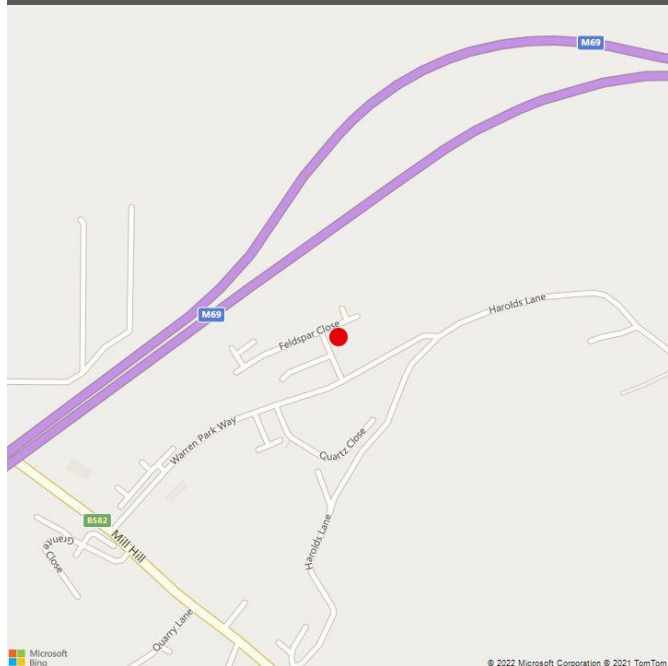


LOCATION

The Warrens Business Park is well located approximately 2 miles from J21 M1/M69 and approximately 5 miles south of Leicester City Centre. At the motorway junction lies Fosse Retail Park, Meridian Business Park as well as Grove Farm Triangle which includes Sainsburys.

More specifically The Warrens is located to the north of Mill Hill (B582) on the northern outskirts of Enderby village immediately to the south of the M69 motorway.

The Property



SAT NAV: LE19 4SD

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor - Offices	2,750	255.5
First Floor - Offices	2,750	255.5
TOTAL	5,500	511

DESCRIPTION

Bellway House comprises a detached two-storey office building comprising an entrance / lobby area with open plan and partitioned offices on both floors, together with ancillary kitchen and toilet facilities.

Specification includes:

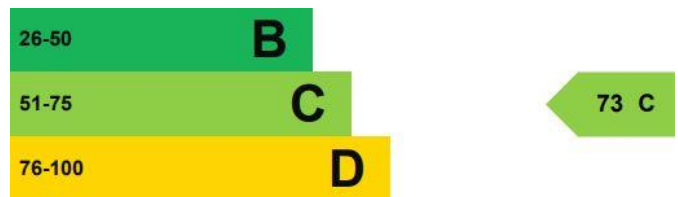
- + Suspended ceilings with inset LED lighting
- + New carpet floor coverings
- + Comfort cooling
- + Gas central heating
- + WC / kitchen facilities.

18 car parking spaces are demised within the car park with overflow available at an additional cost if required.

RATING ASSESSMENT

Rateable Value (2023):	£52,500
U.B.R (2023/2024):	£0.512
Est. Rates Payable (2023/2024):	£26,880

ENERGY PERFORMANCE CERT.



TERMS

The premises are available by way of a new lease for a term to be agreed at an initial rent £10 per sq ft for the whole building.

Floor by floor lettings will be considered. Additional information including quoting rent are available on request.

VAT

Prices are quoted excluding VAT.

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.

Viewing

Strictly by appointment with the sole agent

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