



Q Estate, Melton Road
Queniborough, Leicester, LE7 3FP

**Selection of Offices in
Queniborough approx 8 miles from
Leicester City Centre**

150 to 450 sq ft
(13.94 to 41.81 sq m)

- Short term agreements are available. 3 months' notice to terminate.
- Rent from £218.62 + VAT pcm
All rents quoted including service charge and Insurance.
- Shared kitchenette for tea and coffee making.
- All offices airconditioned. Not all offices have windows.

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Summary

Available Size	150 to 450 sq ft
Rent	£293.45 - £461.40 per month All Rents + VAT
Business Rates	Rates are the responsibility of the tenant. Check the VOA website for individual office RV's
Car Parking	Most offices have 1 space larger offices have 2.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

Description

Located on the First floor of a two storey property, not all the offices have windows however some of the offices have natural light from the roof sky lights. All offices have air conditioning. All offices have electricity sub meters and tenants are responsible for their own telephone/internet and landlines. These services have not been inspected or tested by the agent.

Location

The offices are located on the Queniborough Industrial estate, just off the Melton Road between Syston and Queniborough. Well situated near to the A46, which leads to the M1 to the West and Lincoln to the North, with easy access into Leicester city centre. What3words - risks.total.photos

Accommodation

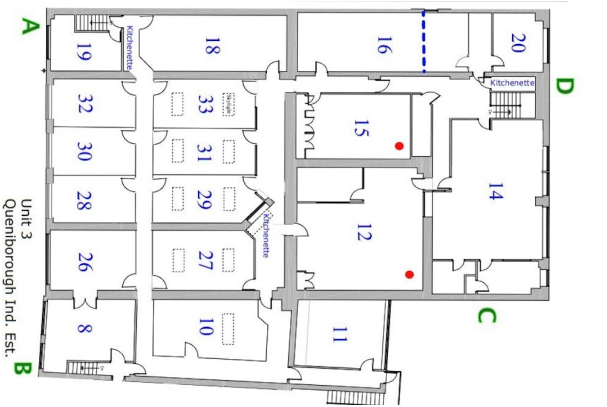
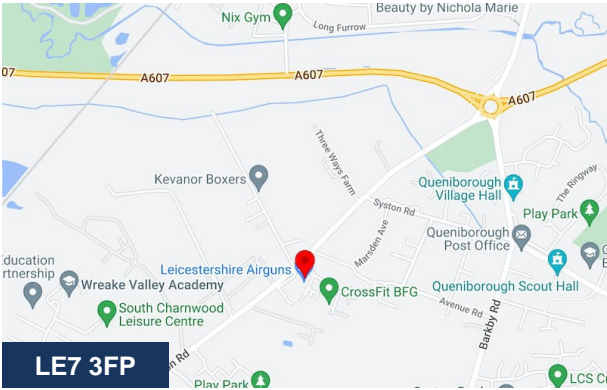
Name	sq ft	sq m	Rent	Availability
1st - Suite 2 - 8 Window	315	29.26	£364.72 per month	Coming Soon
1st - Suite 2 - 7 Window	315	29.26	£364.72 per month	Coming Soon
1st - Suite 3 - 16 Skylight	314	29.17	£308.11 per month	Available
1st - Suite 3 - 17 Skylight	220	20.44	£244.51 per month	Coming Soon
1st - Suite 3 - 18 Skylight	220	20.44	£244.51 per month	Coming Soon
1st - Suite 3 - 14 Window	450	41.81	£461.40 per month	Coming Soon
1st - Suite 3 - 20B Skylight	150	13.94	£218.62 per month	Available
Total	1,984	184.32		

Viewings

Strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on flexible terms. 3 months notice is required to terminate the agreement. 3 months rent as a deposit is required. Rent will be paid monthly by direct debit straight to the landlord.



Viewing & Further Information



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