

To let - Detached office building 548 sq m (5,897 sq ft)

4 Thorpe Way, Grove Park, Enderby, Leicester

WELLS MCFARLANE
Chartered Surveyors and Property Consultants

www.wellsmcfarlane.co.uk

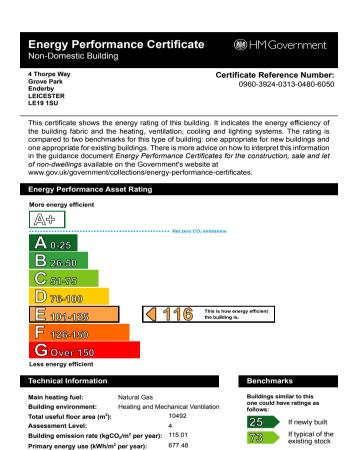
Detached office building 548 sq m (5,897 sq ft)

4 Thorpe Way, Grove Park, Enderby, Leicester

TO LET

£96,000 Per annum

- Professional location
- Fully accessible raised floors
- · Integrated comfort cooling
- Suspended ceiling with inset lighting
- Carpeted open plan floors
- On-site parking for 25/30 vehicles
- Excellent transport links
- Available immediately
- Sat Nav: LE19 1SU









Detached office building 548 sq m (5,897 sq ft)

4 Thorpe Way, Grove Park, Enderby, Leicester

Location

The property is situated on Grove Business Park at Junction 21 of the M1 adjacent to Fosse Retail Park, Grove Farm Triangle and Meridian Business Park.

Many major brands in retail, food and drink, distribution, the motor industry, IT, financial services and healthcare, such as Sainsburys, Sytner Group, Topps Tiles and Mattioli Woods, to name a few, have successfully made their home at Grove Park. In addition, there is a Marriott Hotel at Grove Park.

Description

The property comprises a detached twostorey purpose-built modern office building benefitting from: suspended ceilings with recessed fluorescent lighting, comfort cooling, GCH, kitchen, ground and first floor WC and disabled WC facilities and on-site parking for approximately 25/30 cars.

Accommodation

The property is largely open-plan over two floors with dedicated meeting rooms on both the ground and first floors.

The property has been measured in accordance with the RICS Code of

Measuring Practice on a Net Internal Area (NIA) basis.

Ground floor: 291.80 sq m (3,141 sq ft) First floor: 256.03 sq m (2,756 sq ft) Total NIA: 547.83 sq m (5,897 sq ft)

EPC

No. 4 Thorpe Way, Grove Park has an EPC Rating of E 116. A copy of the certificate is available upon request.

Business Rates

According to information provided by the Valuation Office Agency the property has a Rateable Value of £74,500. Interested parties should confirm the rates payable with Blaby District Council.

Terms

The property will be let on a new Lease, with terms to be agreed between the parties.

Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the Agents only.

Please contact: Wells McFarlane

T: 01455 559030 I E:

info@wellsmcfarlane.co.uk









These particulars do not constitute any part of any offer or contract. None of the statements contained herein are intended to be statements or representations of fact or opinion by either the vendor or Wells Mcfarlane or its employees or agents. Neither Wells Mcfarlane nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Instead parties must satisfy themselves by inspection or survey on any matter or statement contained within these particulars.

Wells McFarlane
Devonshire House
26 Bank Street
Lutterworth
Leicestershire
LE17 4AG

WELLS MCFARLANE
Chartered Surveyors and Property Consultants