



CROPSTON ROAD, ANSTEY, LEICESTER LE7 7BJ



LOCATION

Anstey is a popular village approximately 4½ miles north-west of Leicester and in easy reach of the A46 Northern Relief Road which feeds directly to the south bound M1 Motorway.

The properties are located adjacent to the Hill Street Car Park within the village centre close to local amenities.

DESCRIPTION

The property comprises a early Victorian factory which has been converted into a number of office suites.

Each office has been recently refurbished with the latest specification Category V electrical cabling and Category II lighting together with an intruder alarm.

There is the shared use of a kitchenette and communal toilets together with free parking on a first come first served basis.

ACCOMMODATION

Office 1	26.21 sq m	221 sq ft
Annual Rent	£8,320 p.a. inclusive	

Office 3	26.21 sq m	282 sq ft
Annual Rent	£9,360 p.a. inclusive	
Office 5	28.7 sq m	309 sq ft
Annual Rent	£8,840 p.a. inclusive	
Office 7	21.75 sq m	234 sq ft
Annual Rent	£9,880 p.a. inclusive	

RATING

All rents are inclusive of rates.

SERVICES

All office suites have Category V wiring and Category II lighting with heating provided by a Landlord's system.

LEASE

The premises are available on a new Lease for an initial term of one year and thereafter in multiples of three years or by negotiation.

A £1,000 deposit is required for the term of the Lease and rent is payable monthly in advance by Standing Order.

LEGAL COSTS

The incoming Tenant will be required to contribute £100 plus VAT towards the costs of preparing the Licence.

VIEWING

Strictly by appointment through the Sole Agents, Jarroms on (0116) 2221999.



**CROPSTON ROAD, ANSTEY, LEICESTER
LE7 7BJ**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.