

TO LET

2 BARNSDALE COURT

BARNSDALE WAY, GROVE PARK, LEICESTER LE19 1SN



OFFICE ON MODERN BUSINESS PARK

2,106 sq ft (195.62 sq m) (Approx. Total Gross Internal Area)

- Two storey offices in prime office location
- Immediate access to J21 M1 motorway and Leicester
- 9 marked car parking spaces
- Open plan office space
- Rent £36,000 per annum exclusive

LOCATION

The property is located in the Grove Business Park at Junction 21 M1, adjacent to both Fosse Park and the Grove Park Triangle with a range of shopping facilities. Leicester city centre is easily accessed via Narborough Road (A5460).

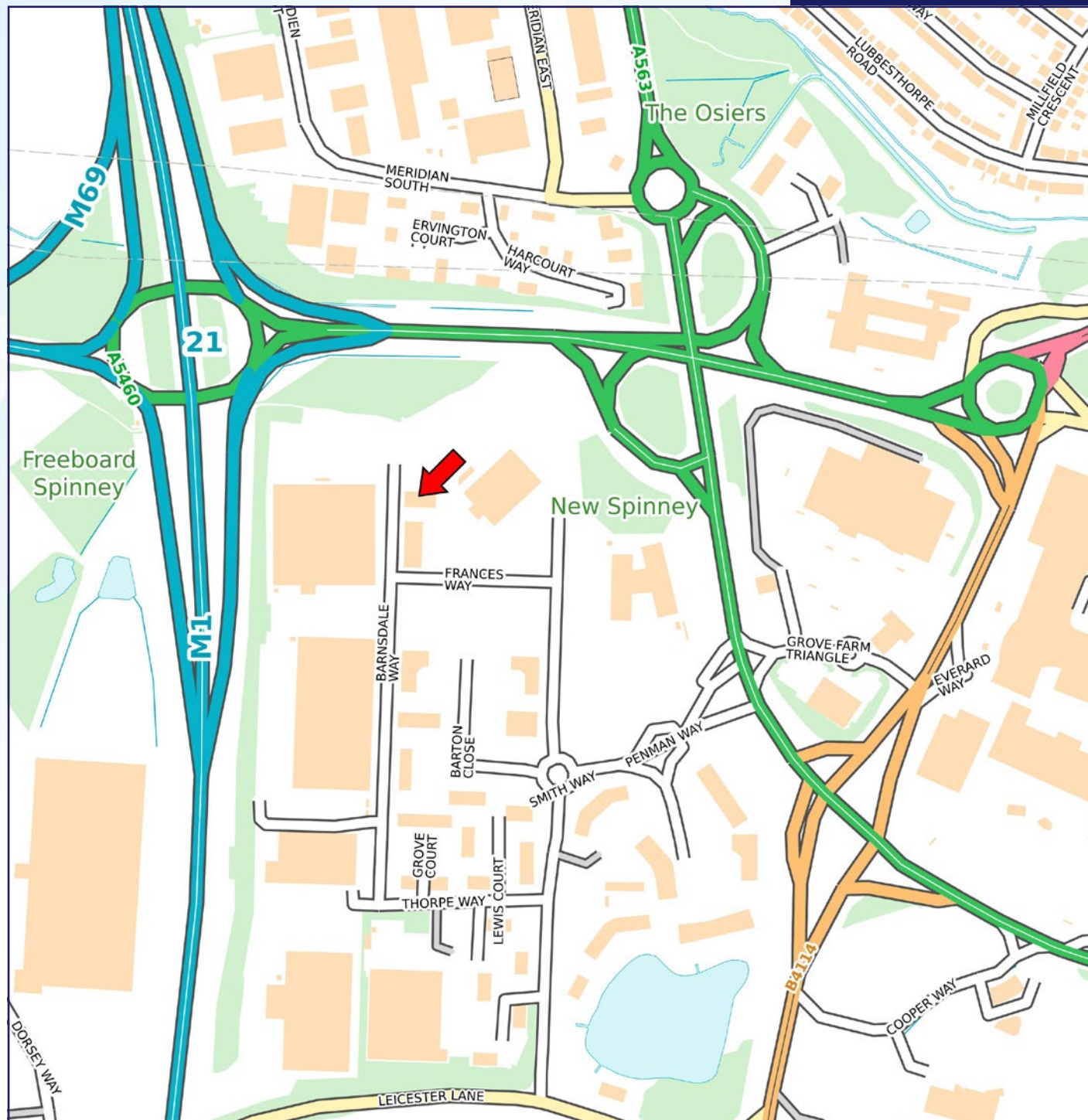
[VIEW ON GOOGLE MAPS](#)

DESCRIPTION

Both ground and first floors are open plan layout. The offices are fully carpeted throughout apart from the tiled entrance lobby. Male and female WC facilities are situated on the ground floor. There is a modern kitchen area on the ground floor.

- Two storey offices in prime office location
- Immediate access to J21 M1 motorway and Leicester
- 10 marked car parking spaces
- Open plan office space

POSTCODE: LE19 1SN



ACCOMMODATION

The premises comprise the following approximate floor areas:

	SQ M	SQ FT
Ground floor sales area	94.47	1,017
First Floor Ancillary	101.15	1,089
TOTAL Approx. Gross Internal Area	195.62	2,106

THE LEASE

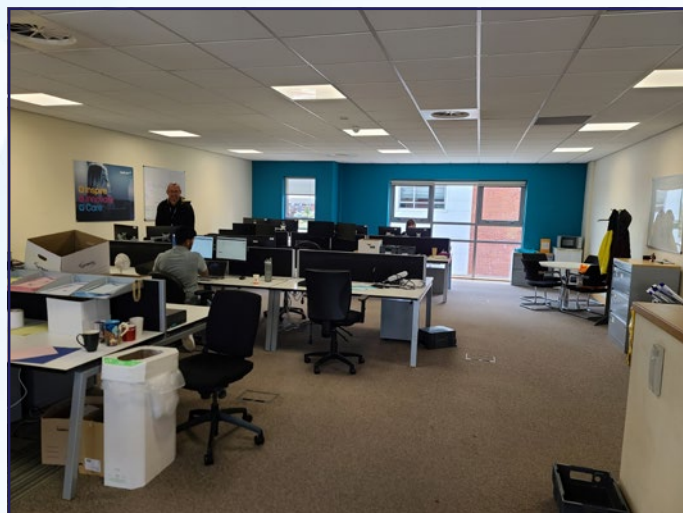
The property is to be let on a new lease, the length of which is to be agreed by negotiation. The property will be available quarter one 2025 or earlier by negotiation with the outgoing tenant.

RENT

£36,000 per annum exclusive.

SERVICE CHARGE

A service charge will be payable towards the shared cost of maintaining the estate/external areas.



BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List the property as Office and Premises £31,250 RV.

Interested parties are advised to make their own enquiries with the Local Authority (Leicester) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

EXPIRED

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, which it is anticipated will be payable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT Ref: TBC Date: 08/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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