



Q Estate Offices, Queniborough, Leicester LE7 3FP

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

Rents From £285 pcm plus VAT

From 228 Sq ft (2-3 person)

- Short term agreements are available. 3 months' notice to terminate.
- Rent from £284.42 + VAT pcm All rents quoted including service charge and Insurance
- Shared kitchenette for tea and coffee making
- Not all offices have windows.
- Some offices airconditioned.

Summary

Size - 228 - 304 sq ft

Rent - £284.42 - £401.08 per month + VAT

Business Rates - Tenant Responsibility. Check the VOA website for individual office RV's

Car Parking - Most offices have 1 space.

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.

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

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. All payments are plus VAT

Business Rates

Business rates are the responsibility of the tenants. Within the building, Business Rates for a 22 sq m space are around the £1,600 pa mark however under current legislation should be eligible for the 100% rates relief meaning no rates are payable

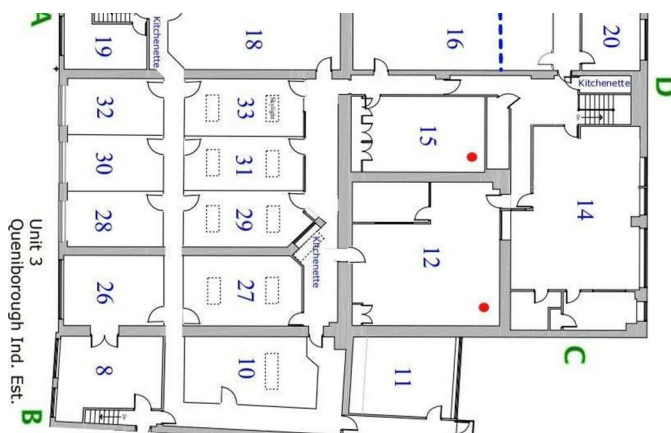
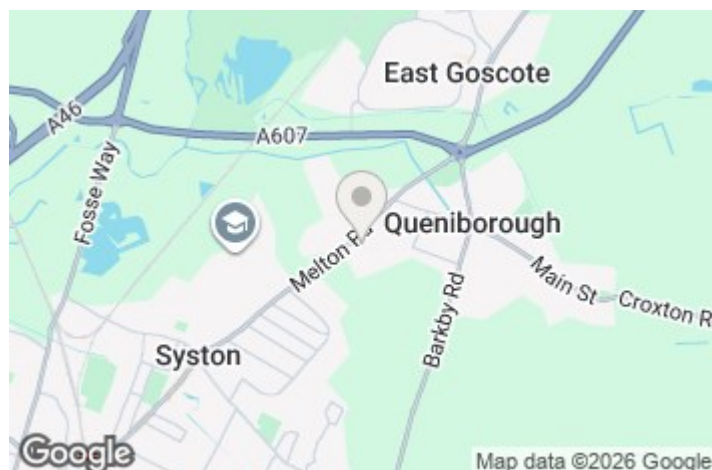
Accommodation

Room 14 - 304 Sq Ft - Window - Rent £354 pcm plus £32.63 Service charge and £14.45 Insurance = £481.30 pcm incl VAT

Room 16 - 320 Sq Ft - Skylight - Rent £336 pcm plus £34.06 Service charge and £14.93 Insurance = £461.99 pcm incl VAT

Room 31 - 228 Sq Ft - Skylight + Air con - Rent £240 pcm plus £34.06 Service charge and £10.84 Insurance = £341.88 pcm incl VAT

Room 33 - 228 Sq Ft - Skylight + Air con - Rent £240 pcm plus £34.06 Service charge and £10.36 Insurance = £341.30 pcm incl VAT



Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330