

AVAILABLE FOR IMMEDIATE OCCUPATION



**AGM House, 3 Barton Close, Grove Park, Enderby, Leicester, Leicestershire
LE19 1SJ**

Modern Detached Office Premises

- ▶ **Total NIA: 10,281 sq ft (955.14 sq m)**
- ▶ **Generous on-site car parking**
- ▶ **Prominent position in a well-established business park**
- ▶ **Rent £195,000 pax**

For enquiries and viewings please contact:



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Location

Grove Park, Leicester is strategically positioned at the centre of the UK's motorway network, adjoining Junction 21 of the M1 / M69 interchange. The business park benefits from excellent connectivity, with Leicester's outer ring road forming its eastern boundary and providing convenient access to both the city centre and wider suburban areas. Leicester city centre is located approximately 3 miles to the north-east. Grove Park comprises a number of high-profile occupiers including British Gas, Otis Lifts, Topps Tiles, Selfridges, White Stuff and ESPO.

AGM House is prominently positioned on Barton Close with an excellent frontage to the entrance of the prestigious business park, and benefits from easy access to Fosse Retail Park and Everards Meadows situated opposite. As a result, the premises has the benefit of a wide variety of amenities which include restaurants and retailing with occupiers such as Sainsburys Superstore, M&S, Nandos, McDonalds, Starbucks, Everards Brewery, Jenno's Coffee, Flannels and Boots.

Description

A modern two-storey detached office building of steel frame construction with cavity wall brick elevations beneath a pitched tiled roof. The front elevation comprises a glass revolving / turnstile door together with an automatic individual access entrance door and powder coated aluminium framed double glazing throughout. The floors are of solid concrete construction.

Internally, the premises has been laid out to provide a well-specified headquarters office building and comprises an entrance / lobby area with a mixture of open plan and cellular offices which have been sub-divided by way of demountable partitioning, together with WC and kitchen facilities at ground floor level. The first floor comprises a landing with doors leading to an open plan office together with cellular offices, welfare facilities and a large breakout space with a canteen area. The premises provides high quality office accommodation and benefits from the following:

- 57 on-site car parking spaces - ratio of 1:180 sq ft
- LED lighting
- Brand new air-conditioning system (heating, cooling and ventilation)
- Full access raised floors with carpet floor coverings
- Suspended ceilings
- WCs and kitchen facilities on each floor
- Central core with stairs and passenger lift
- DDA compliance

Externally, the premises has the benefit of a landscaped, secure car park with 57 surface spaces together with a cycle store and refuse store.

Accommodation

	Sq M	Sq Ft
Ground Floor	486.3	5,235
First Floor	468.8	5,046
Total	955.1	10,281

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the premises benefits from authorised use under Class E Office use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Services

All mains services are available to the premises.

Tenure

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

Business Rates

The property is currently listed as Office and Premises and has a rateable value of £93,000.

Source: VOA

Rent

Rent £195,000 pax

VAT

We understand that the premises have been elected for VAT and will therefore be payable on the rent.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available upon request.

Viewings

Viewings are by appointment with sole agents Innes England.

Unrepresented Parties

Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

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