

Lot 42

£32,500 per annum exclusive

6 Lewis Court, Grove Business Park, Enderby, Leicester LE19 1SD

Freehold Office Investment



Key Details

- Let to individuals trading as Fox Bennett Chartered Surveyors until 2027 (subject to option)
- Modern office building in established and modern business park
- Parking for approximately 10 cars
- Strategically located close to Junction 21 of the M1 Motorway

Location

Miles: 4 miles south-west of Leicester
24 miles north-east of Coventry
Roads: A563, M1, M69
Rail: Narborough Railway Station
Air: East Midlands Airport

Situation

Enderby is situated 3.5 miles south-west of Leicester city centre. The property is situated in the modern and established Grove Business Park, on the south side of the A563 and benefits from access to the M1 Motorway via Junction 21 nearby. The surrounding area is mixed retail and residential, including Sainsbury's and Currys PC World.

Description

The property is an attractive, modern office building comprising ground and first floor office accommodation. The property benefits from a car park accommodating approximately 10 cars.

Tenure

Freehold.

VAT

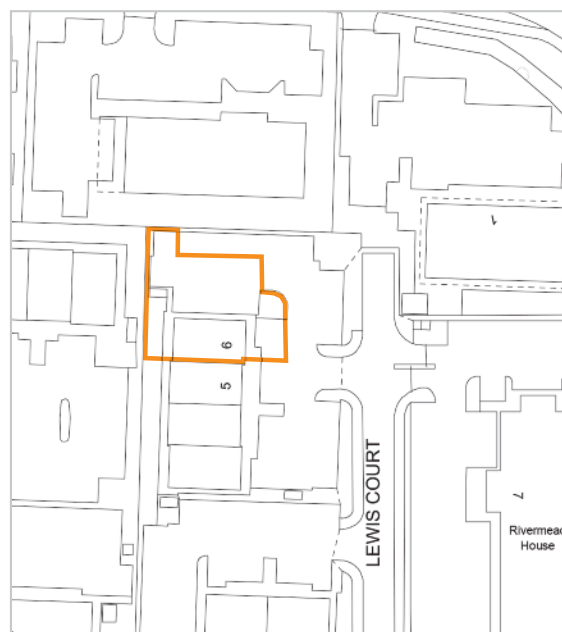
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Office	98.60 sq m (1,061 sq ft)	INDIVIDUALS	10 years from 22/08/2017 (1) on a full repairing and insuring lease	£32,500	(21/08/2027)
First	Office	98.70 sq m (1,061 sq ft)	t/a Fox Bennett Chartered Surveyors			
Totals		197.3 sq m (2,122 sq ft)			£32,500	

(1) The lease provides a tenant option to determine on 22/08/2022 on giving 9 months' written notice.



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