



# READINGS

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## Blaby Road

Enderby, Leicester, LE19 4AQ

£850 Per Month



A particularly well-appointed, ground floor, serviced office suite in a select complex of self-contained offices, close to the motorway junctions. Air source heating, 24/7 CCTV and gated access.

Reception area with fitted kitchen, two good-sized offices, and a cloak/WC. Two parking spaces.

Rent to include broadband, electricity, water, and business rates.



**Reception Area 11'9" 13'5" (3.60m 4.10m)**

Private entrance to reception/kitchen area. quality fitted kitchenette with an integrated fridge.

**Office 1 10'5" x 13'5" (3.20m x 4.10m)**

**Inner Hall**

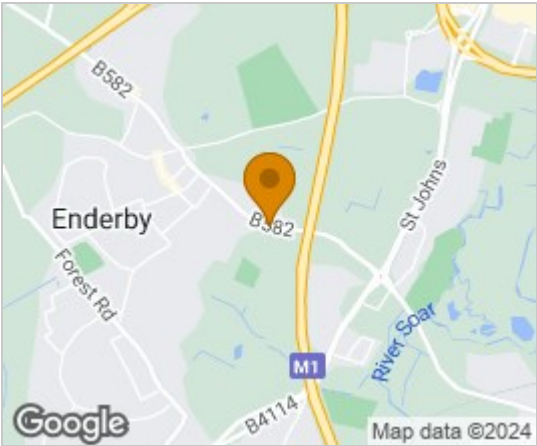
**Cloak/WC**

**Office 2 17'4" x 11'9" (5.30m x 3.60m)**

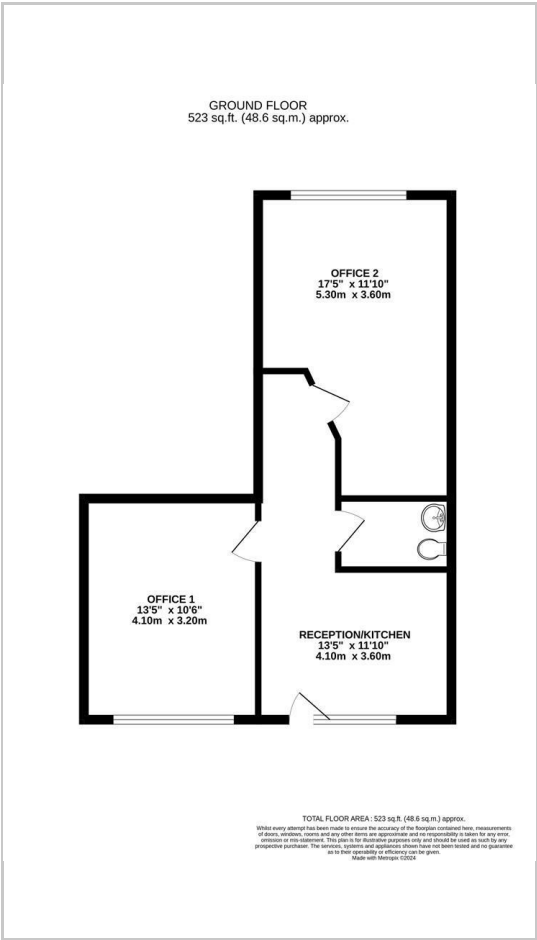
**Consumer Protection Legislation**

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

