



READINGS

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Blaby Road

Enderby, Leicester, LE19 4AQ

£800 Per Month



A self-contained semi-serviced office with air conditioning and 24/7 CCTV within a small secure site with electric gates to the site entrance.

Ground floor office of 38 m2 with fitted kitchenette and cloak/WC. Should be ready by the end of March. £800.00 per month. initial 12-month lease with two months rent as a deposit and the first three months rent paid upfront. The unit is in the final stages of construction, and as such, there is an opportunity for bespoke finishes, subject to agreement. Two allocated parking spaces. Further spaces available at an additional rent of £50.00 per month.



Private Entrance

Private entrance vestibule into the fitted kitchenette and cloak/WC off.

Ground Floor Office 28'10" x 11'1" (8.8m x 3.4m)

Head height of 2.6m

Outside

Secure gated development with two designated parking spaces and additional spaces available by negotiation.

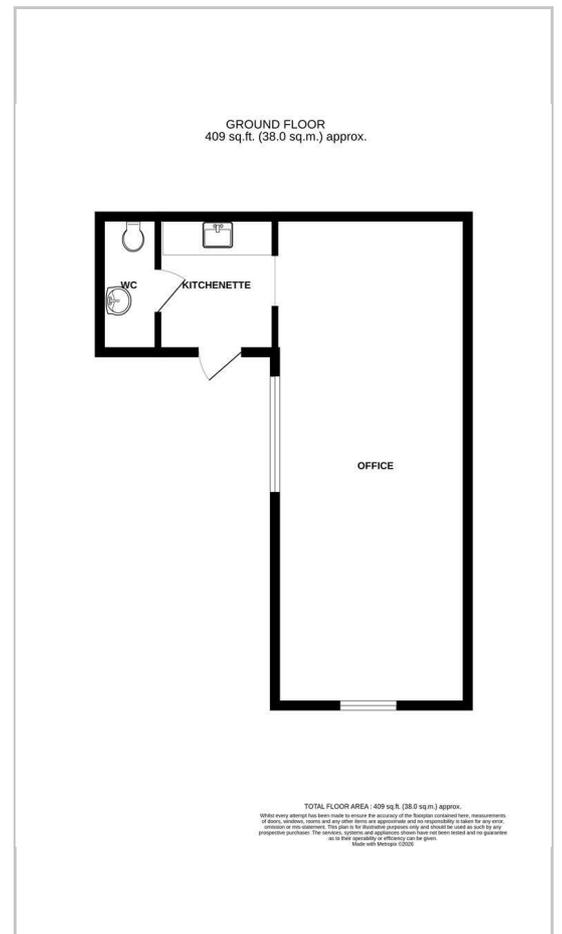
Tenure

The property is available by negotiation of a new 12-month lease. The landlord is responsible for the power and water bills and the maintenance of the exterior and communal areas. The tenant is responsible for business rates and any IT required. The rateable value is TBC.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	