



READINGS

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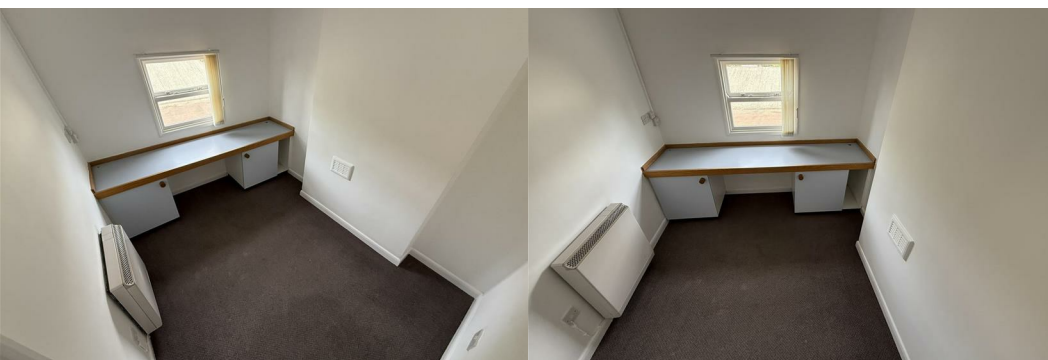
Leicester Road

Blaby, Leicester, LE8 4GR

£265 Per Month



Readings Property Group are pleased to bring to market a serviced office suite within Blaby Business Centre.



Location & Description

Blaby is a large village approximately 5 miles south of Leicester city centre .Blaby Business Centre is located on Leicester Road which is the main thoroughfare in to Blaby Town Centre. The Office Suite available is located within the business centre and has occupants such as solciitors and accountants.

Terms & Rental

The office suite will be let for £265 per calendar month, which includes the electric and water bills. There is an additional cost for broadband services.

The licence to occupy will be granted for a minimum of one year.

Accommodation

The office suite is on the first floor and measures approx:

2.45m x 3.6m

Planning

Taking in to consideration the previous user, we believe the current planning use would fall under Class E.

Rating

Business Rates are included within the rental.

Energy Performance

TBC

VAT

We understand VAT is not applicable.

Services

Electric is available and there are communal kitchen & WC facilities included.

Legal Costs

Each party to be responsible for their own legal costs.

Application & Referencing

All applications will be subject to the relevant checks.

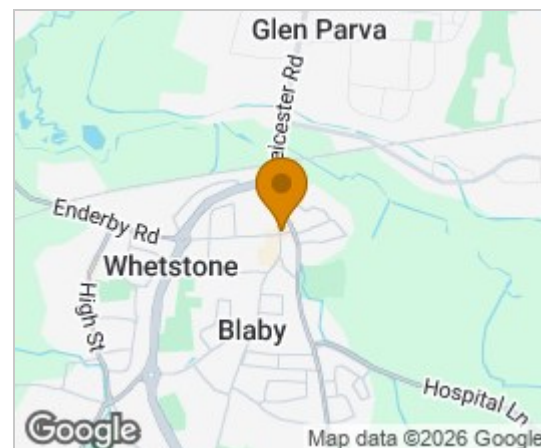
Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar & Ashley Sutton). (0116) 2227575

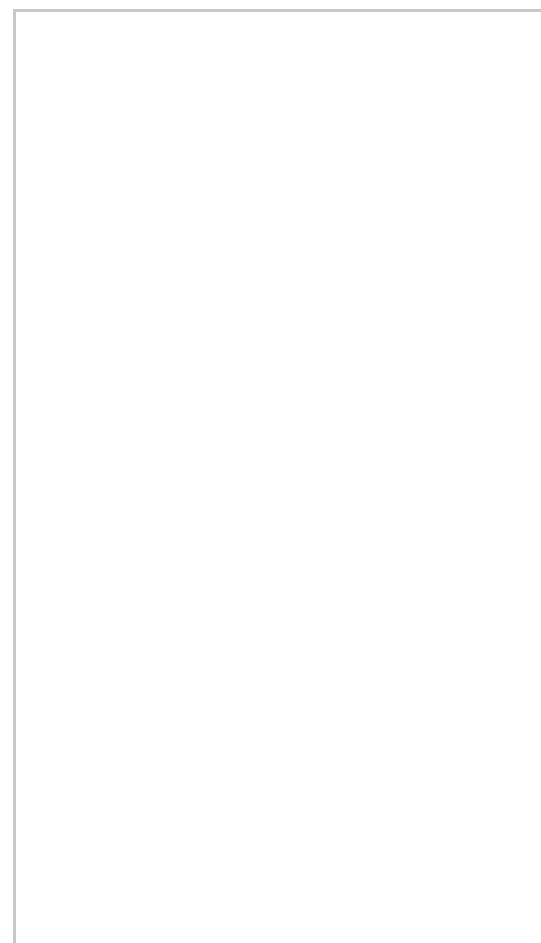
Agents Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our 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 prospective tenant 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32 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	