



## Unit 32, King Street Buildings King Street, Leicester, LE19 4NT

**£380**

AVAILABLE NOW - A second floor office / studio located in the Heart of Enderby Village. King Street Buildings is a converted Victorian factory which now offers a range of industrial and office units. Unit 32 is located on the top floor and has recently been refurbished to include decorating, flooring, electrics and air-conditioning!

### Charges

Incoming tenants will be required to pay for the lease agreement fees of £300.00 plus vat. Additionally, there will be a monthly service charge of approx £61.00.

Please note, the advertised rent will increase after twelve months.

### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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