

ANDREW+
ASHWELL



For Sale / To Let

Modern Two Storey Offices

+ 6 Geoff Monk Way + Birstall + Leicester + LE4 3BU



2,432 Sq Ft

Sale: £550,000 for the long leasehold

Rent: £40,000 per annum exc.



**Open plan
proportions**



**Positioned at
junction of A46
& A6**



Rare availability



**13 Parking
spaces**



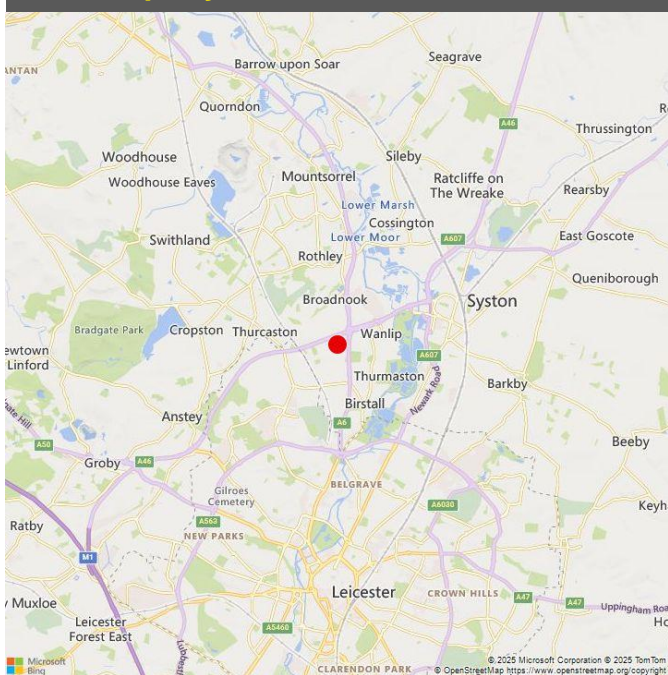
0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

Location

The property is located on Interchange, Birstall, a mixed employment scheme incorporating offices and industrial accommodation. The office development is made up of a four semi detached blocks with central parking area and landscaped grounds, adjacent to Leicestershire Fire & Rescue HQ. Immediate amenities are a short walking distance in the A6 service station and the Hallam Fields retail parade.

Interchange occupies a strategic location off the A6, circa 4 miles north of Leicester City Centre, immediately at its junction with the A46. Wider major road networks are therefore good via the M1/M69 at J21(S) and and M1 J22 (N).

The Property



SAT NAV: LE4 3BU

Rating Assessment

Rateable Value (2023): £31,500

U.B.R (2024/2025): £0.546

Est. Rates Payable (2024/2025): £17,199

Description

Modern two storey offices premises constructed in 2017 with pitched roof over, incorporating solar panels, brick elevations and part curtain glazing.

The property is constructed to provide two open plan floor plates, currently fitted to a selection of glazed partition offices at ground floor with open plan arrangement at first floor. Suspended ceilings are fitted throughout, with inset LED lighting, air conditioning, perimeter trunking and carpets. Kitchenette facilities and WCs are located on both floors, with platform lift providing DDA access to first floor.

13 Parking spaces are allocated, providing a high parking ratio of 1:187 SQ FT.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground floor</u>		
Office	1,216	113
<u>First floor</u>		
Office	1,216	113
TOTAL	2,432	226

Terms

A new lease is available for a period to be agreed at a rent in the region of **£40,000 per annum exc.**

A sale of the long leasehold interest will be considered at a price in the region of **£550,000.**

Prices are quoted excluding VAT.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
kww@andash.co.uk
07702 369 280

Mike Allwood
mra@andash.co.uk
07969 149 386

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in