



TO LET / FOR SALE

Modern Two-Storey Office Premises

25 Hamilton Office Park + High View Close + Hamilton + Leicester + LE4 9LJ



1,827 Sq Ft
(169.7 Sq M)

£24,000 Per Annum

£325,000 for the Freehold



**Open-plan
throughout**



**Sought after
location**



**6 allocated car
parking spaces**



**Good nearby
road links**



**Male & female
WCs**



**Available early
2025**



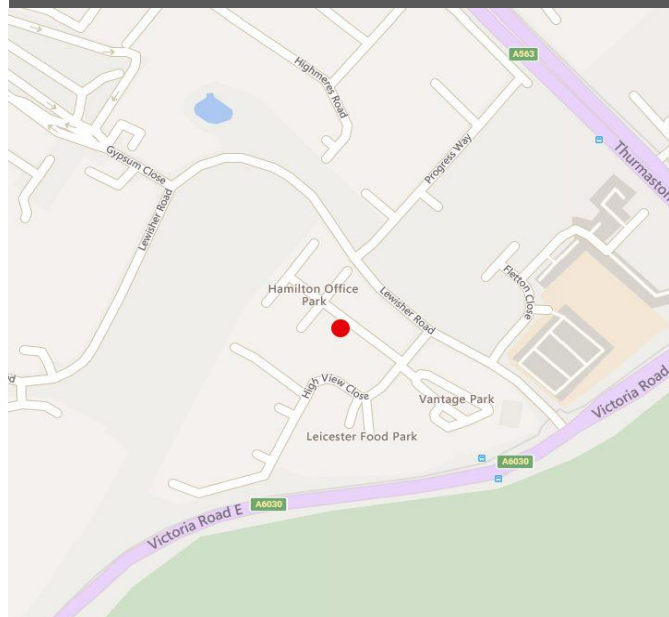
LOCATION

The property is situated at Hamilton Office Park, High View Close, a modern out-of-town office development approximately 3 miles north east of Leicester City Centre.

The location is well positioned within close proximity to Leicester's Outer Ring Road (A563), providing access towards the A6/A46 and the A47 thereafter.

Local amenities are provided nearby with Greggs, Costa Coffee, and Aldi all within close walking distance.

The Property



SAT NAV: LE4 9LJ

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	838	77.8
First Floor	989	91.9
TOTAL	1,827	169.7

DESCRIPTION

The property comprises a mid-terrace, two-storey modern office premises of brick construction with clad and pitch roof over.

A self-contained entrance provides access to a dedicated reception area, with WCs and kitchenette provided at ground floor level.

Internal accommodation comprises of modern, high quality, open-plan office space to both ground and first floor, carpeted throughout with gas central heating, suspended ceilings with inset lighting, perimeter trunking, and an alarm system in-situ.

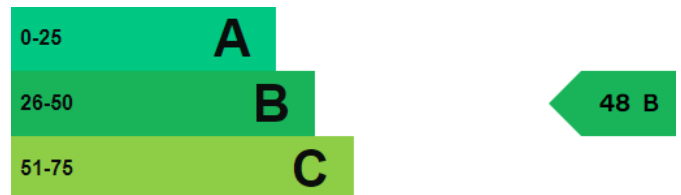
There are 6 allocated parking spaces on site.

RATING ASSESSMENT

Rateable Value (2023):	£15,250
U.B.R (2024/2025):	£0.499
Est. Rates Payable (2024/2025):	£7,610

Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.



TERMS

The property is available by way of a new Lease for a period to be agreed at an initial rent of **£24,000 Per Annum exc.**

Alternatively, the freehold interest is for sale at a guide price of **£325,000.**

VAT

Prices are quoted excluding VAT, which is payable at the prevailing rate.

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

Joe Dodd
jpd@andash.co.uk
07541 637 028

Joe Reilly
jtr@andash.co.uk
07802 436 636

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