

UNIT TO LET

Unit 16, Beaumont Enterprise Centre, Leicester, LE4 1HB



- Office space in a multi-occupancy building
- 25sqm
- Controlled access via security fob
- Gas heating
- Parking
- Meeting room available



Location

Located to the North of the city close to the A46 and motorway network and convenient for the Beaumont Shopping Centre.

Description

A 1st floor office unit situated within Beaumont Enterprise Centre and benefiting from gas central heating. The tenant will have the use of the common facilities including reception, toilets, kitchen, loading bay, lift and parking.

Accommodation

| | Sq m | Sq ft |
|--------------------|-------|-------|
| First floor office | 25.00 | 265 |

Energy rating

C

Rent & Service Charge

Rent £2650 pa

Lease

The unit is available on a monthly licence agreement. The licensee will be responsible for their own electricity, gas, telephone and internet charges. The tenant will pay a proportion of the annual insurance premium for the building.

Uses

The unit is suitable for office/light industrial use. There is no water supply.

Rates

Please contact the Rates Department directly on (0116) 4541005

Value Added Tax

n/a

Legal Fees

n/a

All enquiries / viewing requests

Caroline Frisby/Sandhya Dasani/Kirti Raicha
0116 234 1222
beaumontenterprisecentre@leicester.gov.uk

Leicester City Council
Estates & Building Services
City Hall
115 Charles Street
Leicester LE1 1FZ

Leicester City Council give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) all rentals and prices are quoted exclusive of VAT;
- (iv) measurements are quoted in accordance with the RICS Code of Measuring Practice.
- (v) Business rates charges may vary depending on individual circumstances.