



T 0116 216 5144  
E [info@phillipssutton.co.uk](mailto:info@phillipssutton.co.uk)  
W [www.phillipssutton.co.uk](http://www.phillipssutton.co.uk)  
A 14 Francis Street, Stoneygate, Leicester LE2 2BD  
26a Ganton Street, London W1F 7QZ



## 143 Barkby Road, Thurmaston, LEICESTER, LE4 9LG

### TO LET

#### Ground

**Size:** 1,100.00 sqft (102.19 sqm) | **Rent:** £10,500 Per Annum

- 1,100 sq ft Office
- Ground floor office suite to let
- Open plan and cellular offices
- 4 Car Parking Spaces
- £10,500 all inclusive rate
- Available immediately
- Potential to include furniture

#### LOCATION:

The office is located on the popular Barkby Road in Thurmaston, and is accessed from the A563 ring road which serves the city. This in turn provides direct access to the A46 and M1. Leicester city centre is approximately 4 miles away.

☎ 0116 216 5144

✉ [info@phillipssutton.co.uk](mailto:info@phillipssutton.co.uk)

🌐 [www.phillipssutton.co.uk](http://www.phillipssutton.co.uk)

🏠 14 Francis Street, Stoneygate, Leicester LE2 2BD

Misrepresentation Act, 1967. Phillips Sutton Associates for themselves and for the vendors or lessors of this property whose agents they are given 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 given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy them by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Phillips Sutton Associates has any authority to make or give any representation of warranty whatever in relation to this property.



T 0116 216 5144  
E info@phillipssutton.co.uk  
W www.phillipssutton.co.uk  
A 14 Francis Street, Stoneygate, Leicester LE2 2BD  
26a Ganton Street, London W1F 7QZ

## 143 Barkby Road, Thurmaston, LEICESTER, LE4 9LG

### DESCRIPTION:

- All inclusive rent
- 5 private offices which can be made open plan if necessary
- Ground floor front wing of a property prominently fronting Barkby Road
- wc's & kitchenette facilities
- Suspended ceiling, cat II lighting, perimeter trunking and carpeted
- Fantastic access to A563 outer ring road

### FLOOR AREA:

| FLOOR        | AREA SQFT            | AREA SQM          |
|--------------|----------------------|-------------------|
| Floor Area   | 1,100.00             | 102.19            |
| <b>TOTAL</b> | <b>1,100.00 sqft</b> | <b>102.19 sqm</b> |

### TENURE:

**RENT:** £10,500 Per Annum

**SERVICE CHARGE:** Included

**VAT:** VAT will be charged at the prevailing rate.

**RATEABLE VALUE:** Included

**EPC:** Available upon request.

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

### CONTACT:



**Brodie Faint**

01162165144

bfaint@phillipssutton.co.uk



**Sam Sutton**

0116 2165144

ssutton@phillipssutton.co.uk