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A 14 Francis Street, Stoneygate, Leicester LE2 2BD
26a Ganton Street, London W1F 7QZ



3 Penman Way, Grove Park, Leicester, LE19 1SY

Prime Out of Town Office Building

TO LET

Size: 16,713.37 sqft (1,552.72 sqm) | **Rent:** £292,500 Per Annum

- Well established out of town office park
- To be refurbished
- Excellent parking ratio of 1:192 sq ft
- 4,100 - 16,713 sq ft available
- Modern, self-contained building
- Prime position on Grove Park
- Easy access to J21 of the M1/M69
- Available August 2018

LOCATION:

The building is situated on Penman Way, which occupies a prominent position on Grove Park and is accessed directly off of the inter-section onto A563 Lubbethorpe Way (Leicester ring road). Grove Park is located adjacent to junction 21 of the M1, close to the interchange with the M69.

The building benefits from excellent frontage onto the busy A563 Leicester ring road. Nearby amenities can be found at Grove Farm Triangle and Fosse Shopping Park, arguably the East Midlands premier out-of-town retail park, which is within a 5 minute walk of the property. Nearby occupiers include British Gas, BSS, MyHomeMove, Sytner, NHS, Selfridges and Topps Tiles.

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DESCRIPTION:

Prime out of town office building to be refurbished. The property comprises a modern, self-contained two storey office of brick elevations, pitched steel clad roof and double glazed windows. The building is served by a reception area containing an 8 person passenger lift and central staircase.

Each floor benefits from male, female and disabled WC's with separate shower facilities on the ground floor. The property benefits from an excellent parking provision (87 spaces), with a ratio of 1:192 sq ft.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Reception	248.00	23.04
Ground Floor	8,234.03	764.97
First Floor	8,231.34	764.72
TOTAL	16,713.37 sqft	1,552.72 sqm

TENURE:

The property is available on a new FRI lease on terms to be agreed

RENT: £292,500 Per Annum

SERVICE CHARGE: N/A

VAT: VAT will be charged at the prevailing rate unless otherwise stated

RATEABLE VALUE: The property has a rateable value of £210,000 Per Annum

EPC: Available upon request.

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

CONTACT:



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