

FIRST FLOOR OFFICES TO LET - 13, Abbey Court, Wallingford Road, Leicester, LE4 5RD



**Description:**

First floor offices with 2 car parking spaces to the front of the property, located off Corporation Road near to A6 Abbey Lane. Access to the offices is provided via the main unit on the ground floor.

**Accommodation (all measurements are approximate):**

**Ground Floor:**

Kitchen, w.c's., access to:

**First Floor Offices:**

Office 1 (off staircase): 11'1 x 10'4" (3.59 x 3.15 sqm)

Office 2 (rear): 11'1 x 8'10" (3.59 x 2.69 sqm)

Office 3 (side): 12'4 x 14'06" (3.78 x 4.44 sqm)

Total: 385 sqft (35.8sqm)

**Outside:**

2 car parking spaces to the front of the unit.

**Rent:**

We are seeking a rental of £100 per week which is inclusive of rates but exclusive of electric and insurance.

**Services:**

Electricity, Gas and Water are connected to the property. The services fittings and appliances (if any) have not been tested by the letting agents.

**Viewings:**

Through appointment with sole letting agents.

The Property Mis-description Act 1991:

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on Rating Assessments and Town and Country planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.
3. All information on the availability of main services is based on information supplied to us. Interested parties are recommended to arrange for any tests to be carried out prior to acquisition.

Health and Safety:

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.