

**MATHER
JAMIE**

01509 233433

**Suite 1311E Braemar Court
Melton Road
System
LE7 2EN**

**TO LET
£11,000 pax**



Ground Floor Office

56.96 sq m (613 sq ft)

Suite 1311E Braemar Court, Melton Road, Syston, Leics, LE7 2EN

DESCRIPTION

The property provides a recently redecorated, high-quality ground floor office benefiting from open plan office space with a partitioned meeting room, small kitchenette, WC and stores.

The offices benefit from LED lighting, heat/cool air conditioning (to be installed by the Landlord), suspended ceilings, double-glazed windows and good natural lighting.

Externally there are 4 dedicated car parking spaces.

ACCOMMODATION

Ground Floor NIA	56.96 sq m	(613 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed, which will be excluded from the Landlord and Tenant Act 1954 Security of Tenure Provisions, Sections 24-28 (as amended).

RENT

£11,000 (eleven thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2024/2025
Rateable Value: £7,300

NB: Small businesses should benefit from rates relief, however interested parties should verify this with the Local Authority.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 46 within Band B. The EPC is valid until 23 May 2034.

PLANNING

We understand the premises have established planning consent under Class E (offices) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



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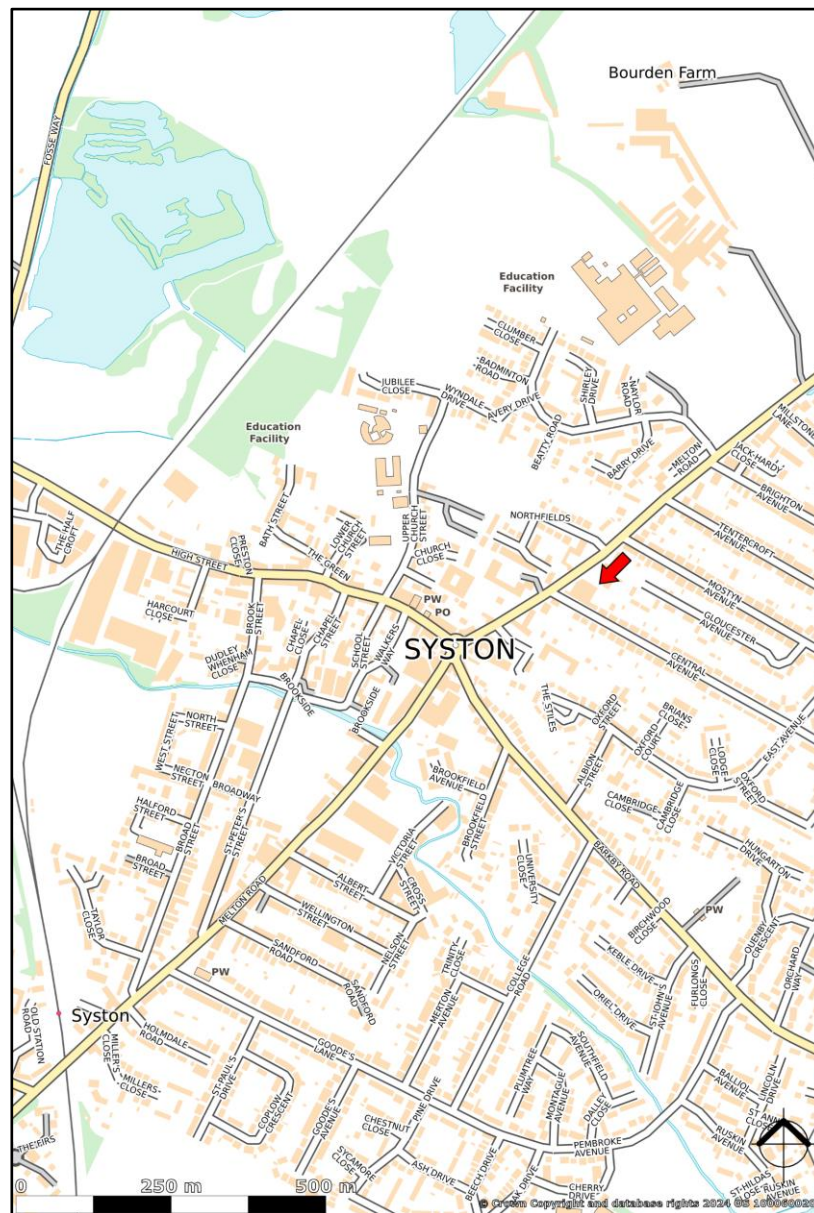
LOCATION

The property is located directly off Melton Road on a multi-let commercial site which is approximately 2 miles from the A46 and A607 providing links to Leicester and Melton Mowbray.

Syston is a busy town with a number of amenities and services.

The property provides good access to the Midlands motorway network along with a number of local towns and villages.

 **what3words:**
///parade.pine.prove



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations