

INVESTMENT FOR SALE

6 Lewis Court, Grove Business Park, Leicester, LE19 1SD.



OFFICE FOR SALE

IPMS3: 197.3m² (2,123 Sq.Ft.) Approx.

- **Self-contained office building**
- **10 car parking spaces**
- **Short distance from Junction 21 of the M1/M69 interchange**
- **Rental Passing: £34,000 pax**
- **Sale Price: £500,000**

DISCLAIMER/MISREPRESENTATION ACT

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are 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, nor 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) no person in the employment of Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property, (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice, (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.