



TO LET

High Quality Open-Plan Office Unit

Unit 7 Friars Mill + Bath Lane + Leicester + LE3 5BJ



1,123 Sq Ft
(104.3 Sq M)

£18,000 Per Annum
Plus Estate Charge



**Waterside
Location**



**High Quality
Offices**



**4 Parking
Spaces**



**Reception &
Commissionaire**



**Smart Boiler &
Lighting**



Passenger Lift



LOCATION

The site is situated on Bath Lane within the Waterside Regeneration Area. Leicester city centre is a short walk away and the site lies adjacent to the Leicester Inner Ring Road.

The building benefits from picturesque views over the Grand Union Canal.

The Property



SAT NAV: LE3 5BJ

DESCRIPTION

A second-floor, open-plan office unit within Friars Mill, a Grade II listed former factory building that now comprises several modern working-space units. Access is provided via a shared, modern reception area with fob-entry, with staircase and passenger lifts providing access to the upper floors thereafter.

The unit offers modern, characterful, open-plan office space with suspended LED strip-lights, hard-wood flooring, and exposed brick in part, in addition to three large windows providing natural light and picturesque views over the Grand Union Canal. A communal kitchen and staff WCs are provided to the second floor. Four car parking spaces are demised to the front of the building.

The site comprises of 15 unique managed workspaces spread over three buildings which have been completely renovated to provide high specification offices whilst retaining original historic features.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Unit 7	1,123	104.3
TOTAL	1,123	104.3

RATING ASSESSMENT

Rateable Value (2023): £8,200

U.B.R (2023/2024): £0.499

Est. Rates Payable (2024/2025): £4,092*

*Small businesses should benefit from rates exemption. Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.

A copy is available upon request.

TERMS

A new lease is available for a term to be agreed at an initial rent of **£18,000 Per Annum exc.**

A separate estate charge is payable to cover costs for the upkeep of the common areas (including commissionaire), heating, and fibre broadband. Electric usage (separately metered) and business rates are payable separately. Further information available upon request.

VAT

Prices are quoted excluding VAT.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.



Viewing

Strictly by appointment with the sole agent

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