

TO LET

Unit 11 Oak Spinney Business Park
Ratby Lane, Leicester, LE3 3AW



446.1 sq m (4,802 sq ft)

Property Highlights

- Modern and fully-fitted first floor office suite available to sublet.
- Furniture, meeting rooms and boardrooms in situ with high-quality glazed partitioning. Both boardrooms benefit from TV screen and AV systems, with the larger room able to be split via a concertina door.
- Kitchenette and self-contained toilets (M/F/Disabled).
- Modern specification including air conditioning, LED lighting, carpeted raised access floors.
- 20 dedicated parking spaces available.

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Location

Unit 11 Oak Spinney Business Park is situated on Ratby Lane, Leicester Forest East, a commercial area adjacent to the M1 motorway due west of Leicester City Centre. The Property is circa. 1.3 miles' (4 mins) driving distance from J21A of the M1 motorway and circa. 5 miles west of the city centre.

The Property is located c.300 metres from Meynell's Gorse Park & Ride, with bus stops and shops located on the A47 Hinckley Road arterial route.

Description

Unit 11 comprises a modern two-storey office. The first floor office is accessed through the shared lobby area via a staircase and lift. The upstairs landing has the ability to offer a dedicated reception area subject to occupier requirements. The office is accessed via three separate controlled access doors.

The office accommodation includes a fully-fitted, open plan office area, self-contained toilets and kitchenette facilities and several partitioned meeting and boardrooms. It also includes dedicated parking.



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Accommodation

Description	Sq M	Sq Ft
First Floor (Office)	420.7	4,529
First Floor lobby area	25.4	273
Total	446.1	4,802

Tenure

Available via sublease, headlease expiry June 2034.

EPC Rating

B(28)

Business Rates

Rateable Value (2023 list) - £61,000

Legal and Surveying Costs

Each party to bear own legal and surveying costs.

Viewings

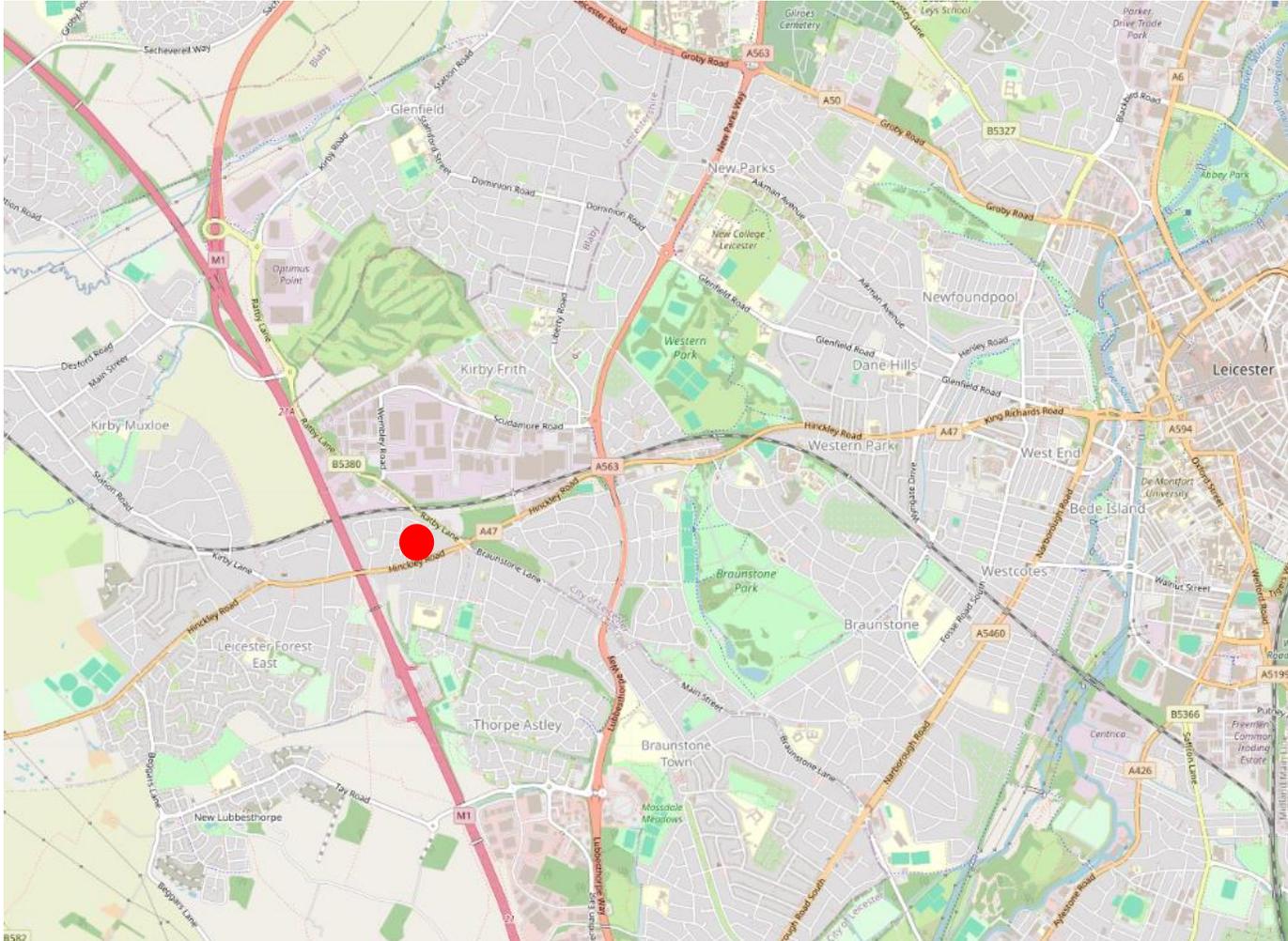
Strictly by appointment with Cushman & Wakefield.



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ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Prepared March 2024

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