

3 SMITH WAY

GROVE PARK, LEICESTER



TO LET

MODERN OFFICE SPACE 6,016 sq ft (558 sq m) NIA

3 SMITH WAY

GROVE PARK, LEICESTER

SITUATION

The property is situated on Smith Way, benefitting from direct access to the A563. The immediate vicinity comprises predominately professional and industrial businesses. Local occupiers include Mercia Group, Selfridges, BHW Solicitors, British Gas, Sytner Group Head Office, and the National Distribution Centre. The Fosse Retail Park to its eastern boundary, comprises a mixture of restaurants, supermarkets and retail shops, including M&S, Next, Starbucks and Sainsbury's.



- Prominent position on the established Grove Park Business Estate
- Generous onsite parking provision of 33 allocated car spaces
- Modern office building fitted to a good specification
- 6,016 sq ft (558 sq m) NIA

LOCATION

Leicester is the largest city in the East Midlands, located approximately 100 miles north of London, 30 miles south of Nottingham and 43 miles east of Birmingham.

The city is well connected by road, rail and air, positioned adjacent to junction 21 of the M1 motorway. The city benefits from the Leicester Railway Station, located in the city centre, providing a direct line to London St. Pancras with an average journey time of 1 hour and 12 minutes. The city also benefits from easy access to the East Midlands airport, offering routes to several destinations internationally.

Grove Park is a well-connected, prime business park development. The park benefits from excellent local amenities, with the Meridian Business Park to the north and the Fosse Retail Park to the east. Grove Park is located 5 miles south west of Leicester's City Centre. Situated south east of intersection between the M1 and M69 motorways, the park also benefits from being within close proximity to the A563 ring road.

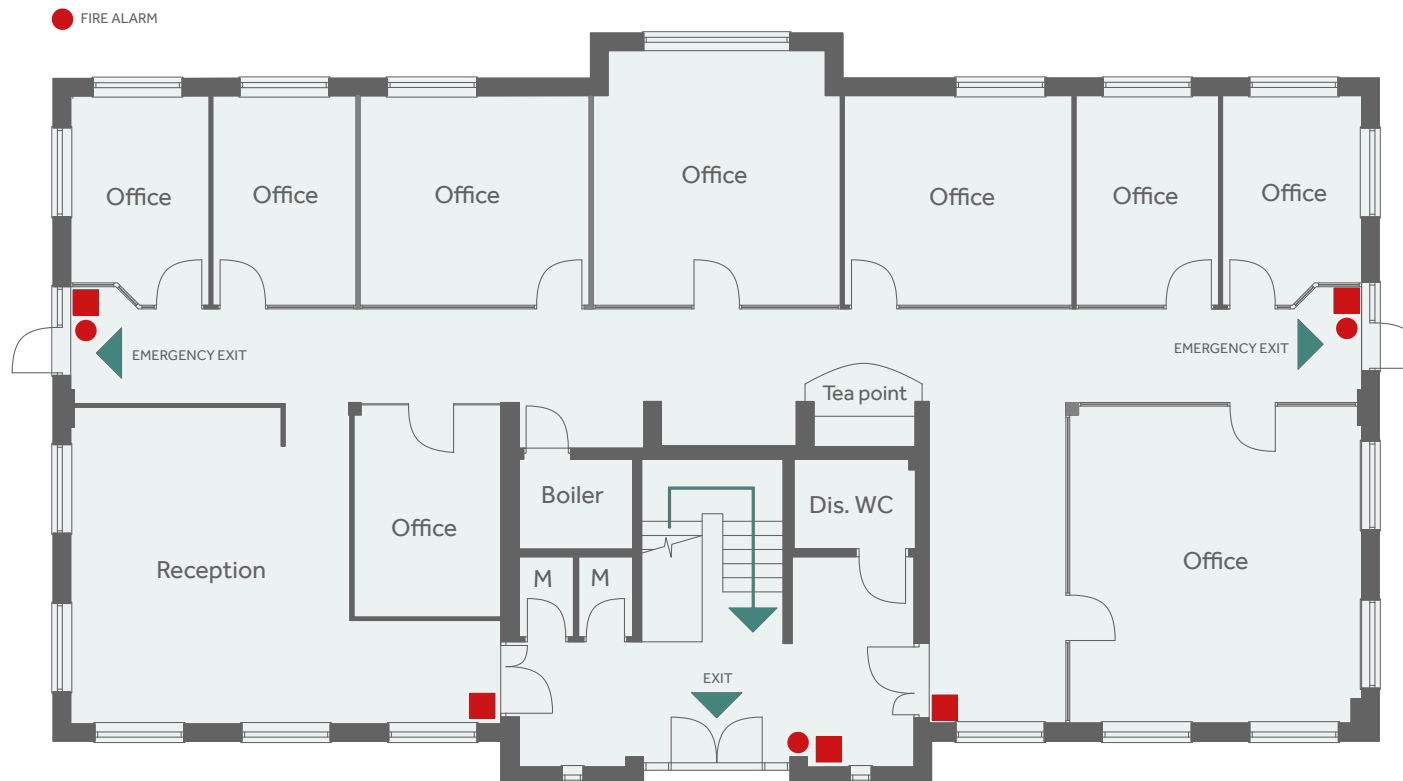


DESCRIPTION

The property comprises a self-contained, modern detached office building, built in approximately 2000. The accommodation is predominantly open plan offices arranged over ground and first floor and include kitchenettes on both floors, central reception, ground floor WC's (Male/Female/Disabled) and first floor WC's (Male and Female). The space benefits from good natural light and specification includes, raised floors, gas central heating, comfort cooling, suspended ceiling with inset lighting.



GROUND FLOOR



ACCOMODATION

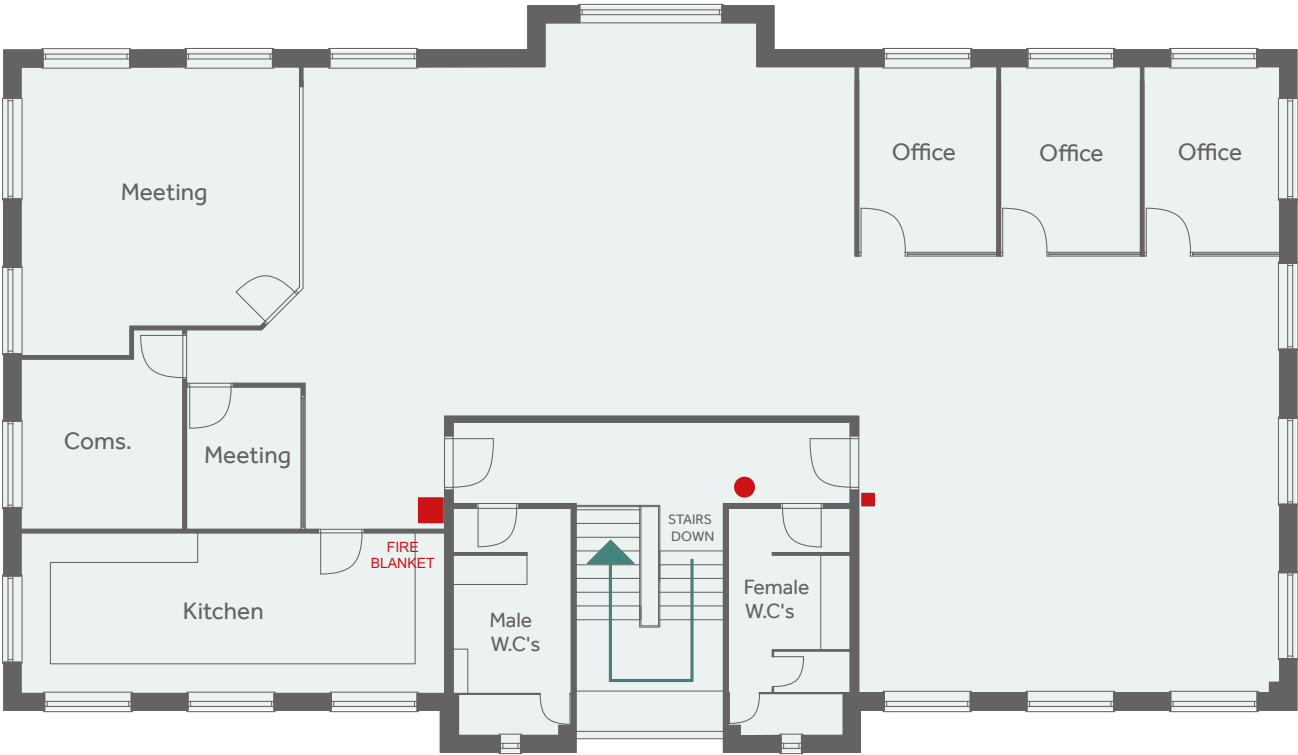
FLOOR AREA	SQ FT	SQ M
GROUND FLOOR	2,993	278
FIRST FLOOR	3,023	280
TOTAL	6,016	558

TENURE

The current lease expires 13th July 2027, the whole building is available by way of assignment or sublease. The current passing rent is £97,500 per annum.



FIRST FLOOR





RATEABLE VALUE

Rateable Value (2023) **£89,500**

Rates payable (2023- 2024) **£45,824**

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/1768186000>

SERVICE CHARGE

Details provided upon request

VAT

VAT is applicable

EPC

Copy of EPC available upon request.

LEGAL COSTS

Each party is responsible for its own legal costs incurred in this transaction.

3 SMITH WAY
GROVE PARK, LEICESTER

CONTACTS

Andrew & Ashwell Limited

Mike Allwood

mra@andash.co.uk

0116 254 1220

JLL

Evie Davies

Evie.davies@jll.com

07561 878 180

Vistry
Group

