

Office In Dorothy Avenue , Thurmaston, LE4 8AB

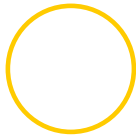
£1,200 Monthly



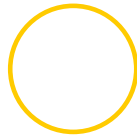


SHORT DESCRIPTION

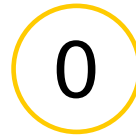
Property Ref: 14795 We are pleased to present this unique commercial property (990 sq ft) situated in the Thurmaston area of Leicester, on Dorothy Avenue. It is ideal for small to medium-sized businesses and is currently used as an office and storage space for an e-commerce mail order company. The ground floor comprises a large main room, two additional rooms, a kitchen, a storage room, and a W/C. The property benefits from electric heating, laminate flooring throughout, and on-site parking. Internally, the layout is highly adaptable. There is only one supporting wall, which separates the large main room from the rooms at the rear. All other internal walls are stud partitions, allowing the layout to be reconfigured to suit your business needs. Our sister company can provide refurbishment services to customise the commercial property according to your requirements upon request. Located on Dorothy Avenue, a cul-de-sac accessed from Melton Road in Thurmaston, the property enjoys good road links to the A607 Newark-Melton Road. The property will be available from 30th April 2025. Offered on a flexible lease. The rate shown is a guide price and may be negotiable depending on the lease term. The property is eligible for small business rates relief. For further information or to arrange a viewing, please don't hesitate to get in touch. Property Type: Office Full Renting price: £1200.00 Pricing Options: Guide Price Tenure: Council tax band: None EPC rating: D Measurement: 1000 sq.ft. Outside Space: Communal Garden Parking: Driveway, Private, Off street Heating Type: Double Glazing, Oil -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

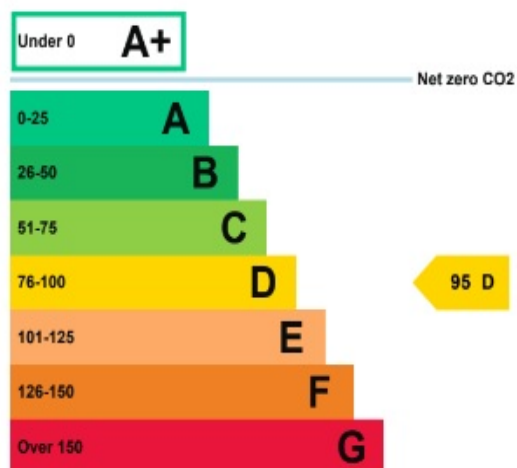
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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