

TO LET



2nd Floor Office Premises

Suite 17
56 King Street
Leicester
LE1 6RL

- Just off the Inner Ring Road
- Premier office location
- Security and CCTV
- Parking
- Flexible lease terms

120.5 sq.m (1,297 sq.ft)

Rent: £14,300 per annum



2nd Floor Office Premises

Suite 17, 56 King Street, Leicester, LE1 6RL



Location

Suite 17, 56 King Street is located on the corner of King Street and Princess Road West. King Street gives access to Welford Road and Market Street and the town centre beyond. The inner ring road is approximately 0.2 miles accessed via the junction with King Street and Regents Road.

The building offers excellent access to the City centre and surround and the train station is 0.5 of a mile.

Description

Suite 17 is an office located on the second floor of The Crescent enjoying views over King Street and beyond. The office consists of an open plan area with spectacular curved façade and 3 separate offices/meeting rooms located off. The office has recently been refurbished to include new carpets, blinds and redecoration throughout.

The offices benefit from good levels of natural light, heating, perimeter power, lighting, access to a shared kitchen and w.c.'s.

The building offers access to high speed broadband, meeting rooms, CCTV and there is a lift to all floors.

Accommodation

The property offers the following accommodation:-

	Sq.m.	Sq.ft.
Suite 17	120.5	1,297

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Car Parking

There is secure car parking at a ratio of 1:1,000 sq.ft.

Rent

£14,300 per annum exclusive.

Tenure

The office is available by way of a new effective FRI lease on terms to be agreed.

Current Rating Assessment

Charging Authority: Leicester C.C.
Rateable Value: £7,800

VAT

VAT is not applicable on the rent and service charge.

Service Charge

There is a service charge applicable on the premises. More information can be obtained from the marketing agent.

Legal Fees

Each party to be responsible for their own legal fees.

EPC

Energy Rating **D**.

Possession

Upon completion of legal formalities.



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

wjs@apbleicester.co.uk

Conditions under which these details are issued
These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB is unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation 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 APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.