TO LET



First Floor Offices

Foundry Square/Archdeacon Lane Leicester LE1 3WU

- Prominent main road position
- Part open plan and individual offices
- Generous parking provision
- To be refurbished
- Incentives available

345.28 sq.m (3,716 sq.ft)

Rent: £35,000 per annum



www.apbleicester.co.uk

First Floor Offices

Foundry Square/Archdeacon Lane, Leicester, LE1 3WU



Location

The property occupies a prominent position on the corner of Foundry Square and Archdeacon Lane, which overlooks Belgrave Gate. The property is in close proximity to the inner ring road and provides easy access to Leicester City Centre and the motorway network.

Description

The subject property consists of first floor offices, to be fully refurbished throughout. The offices offer a combination of open plan office areas and individual office rooms. Dependent on lease terms, prospective tenants may have an input into the final fit-out.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
NIA:	345.28	3,716

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

Rent

£35,000 per annum exclusive.

Current Rating Assessment

Charging Authority: Leicester C.C. Rateable Value: £24,000

Services & Heating

All mains services are connected including electricity, gas, water and drainage.

Lease

The property is available to let on a new internal repairing lease for a term of years to be agreed.

Town Planning

We understand that the premises are currently designated for B1 (a) office purposes. However, we consider the property may be suitable for a variety of other uses, subject to receipt of relevant planning consent.

EPC

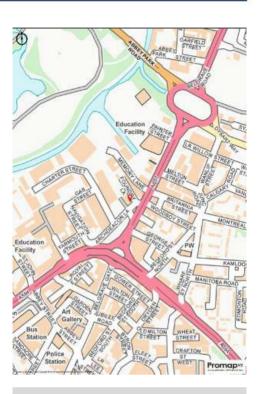
Energy Rating to be confirmed.

Legal Costs

Each party are to be responsible for their own costs.

Possession

Upon completion of 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

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