

OFFICE SUITES TO LET

Rutland Centre, 56 Halford Street, Leicester, LE1 1TQ



300 - 6,825 Sq Ft (27.87 - 634.04 Sq M)

£10.00 Per Sq Ft

- ▶ Located within the Leicester Cultural Quarter
- ▶ Fully DDA compliant
- ▶ Parking available by separate negotiation
- ▶ 100 metres to Leicester City Centre

LOCATION

The Rutland Centre is situated on the corner of Halford and Yeoman Street close to the junction with Charles Street, being a few minutes walking distance from Leicester's main shopping area.

The Rutland Centre is adjacent to Leicester's new Curve Theatre, which forms part of the wider Cultural Quarter within Leicester.

The property offers good road access to the inner road and then further afield.

DESCRIPTION

The subject property consists of a number of office suites within the Rutland Centre. All accommodation benefits from communal W.C. and kitchen provision.

The property has a main manned reception area.

Car parking within the Rutland Centre NCP Car Park is available by separate negotiation.

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value: To be assessed separately

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

ACCOMMODATION

The property has suites from 300 - 2,600 sq.ft, but combination of sizes or a whole floor could be taken.

EPC

The property has an Energy Rating of E.
The EPC will be valid until 25 September 2024.

RENT

£10.00 Per Sq.ft

LEASE TERMS

The property is available by way of a new lease, for a term of years to be agreed.

VAT

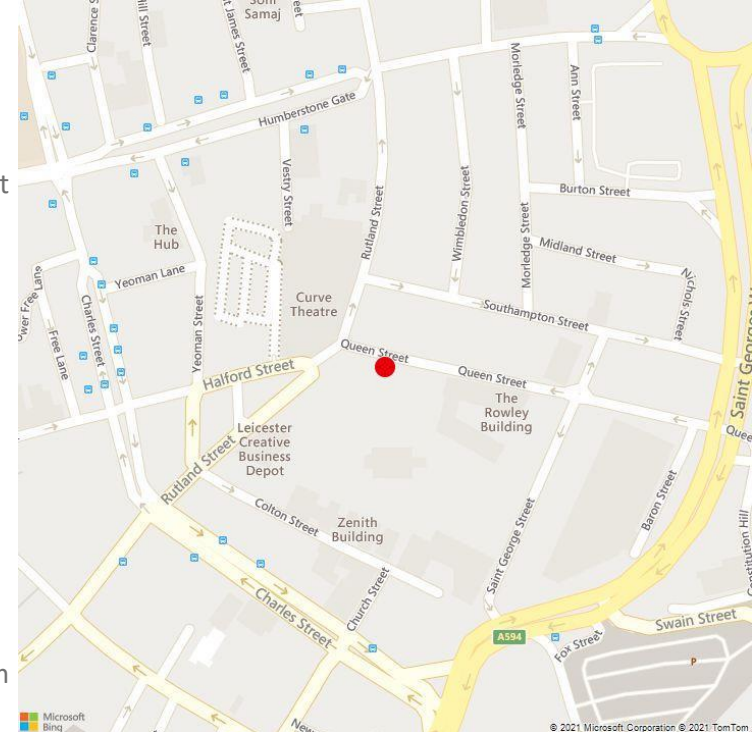
VAT will be payable at the prevailing rate.

SERVICE CHARGE

There is a service charge applicable for the property. Further information on what is included can be obtained from the marketing agent.

PLANNING

It is understood that the property currently has a consent for Class E (formally B1) of the Town & Country Planning (Use Classes) Order 1987 (as amended).



VIEWING

Please get in touch to arrange a viewing.



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0116 254 0382



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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 are 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.