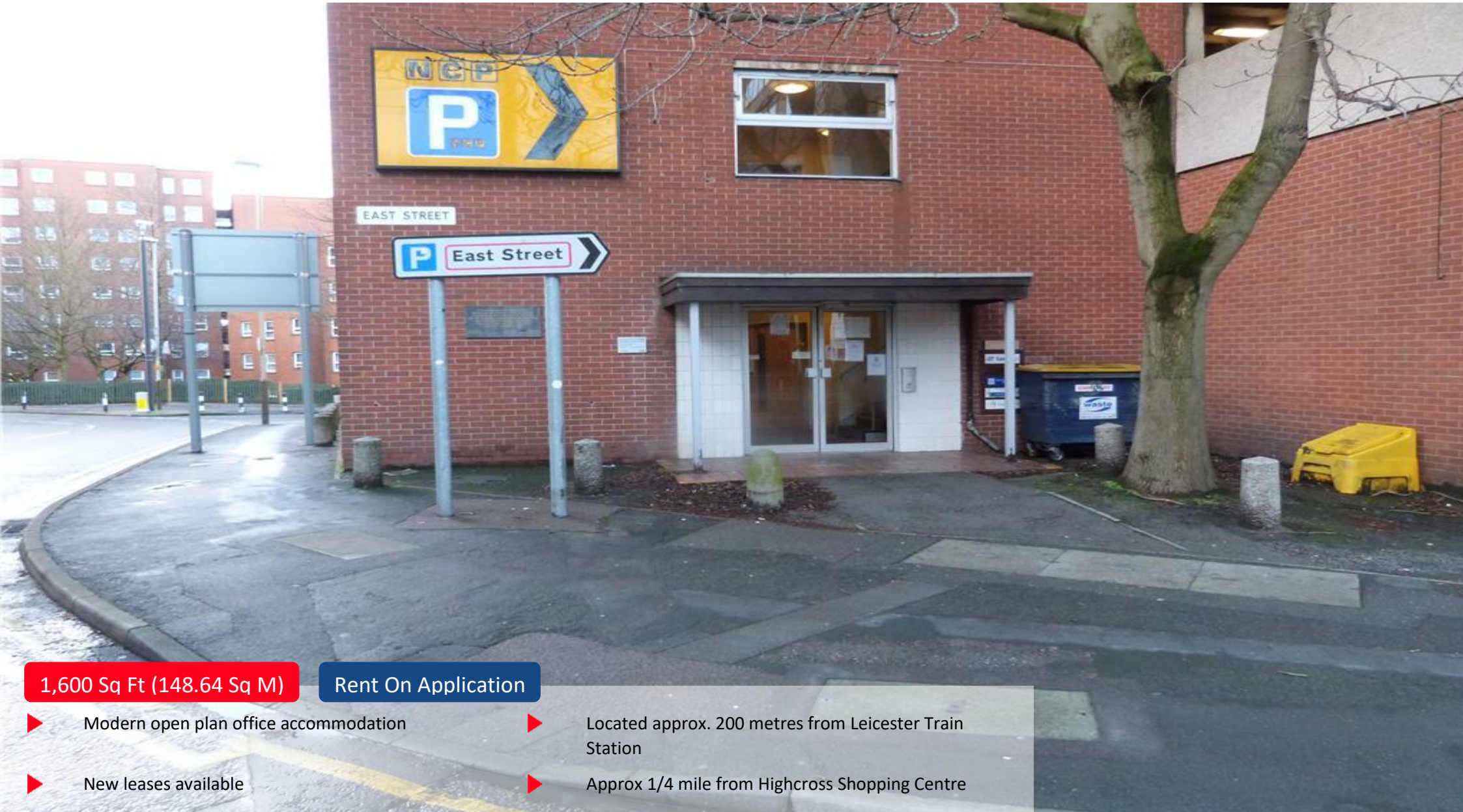


# MODERN OFFICE SUITES TO LET

East Street, Leicester, LE1 6NB



1,600 Sq Ft (148.64 Sq M)

Rent On Application

- ▶ Modern open plan office accommodation
- ▶ Located approx. 200 metres from Leicester Train Station
- ▶ New leases available
- ▶ Approx 1/4 mile from Highcross Shopping Centre

## LOCATION

The subject property is located on the corner of East Street and St Albion Street, just off the inner ring road. The property provides excellent access to Leicester Train Station, which is approximately 200 metres.

## DESCRIPTION

The office suites provide a mixture of open plan and individual meeting rooms, benefitting from Category 2 lighting throughout, perimeter trunking and air conditioning in part.

The suites are self contained with their own toilet. The suites are carpeted throughout and parking is available by separate negotiation.

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value: Ground & Fourth Floor - £10,750  
Third Floor - £9,200

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

## EPC

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

## TENURE

The suites are available by way of new full repairing and insuring leases on terms to be agreed.

## RENT

Rent on application.

## LEGAL COSTS

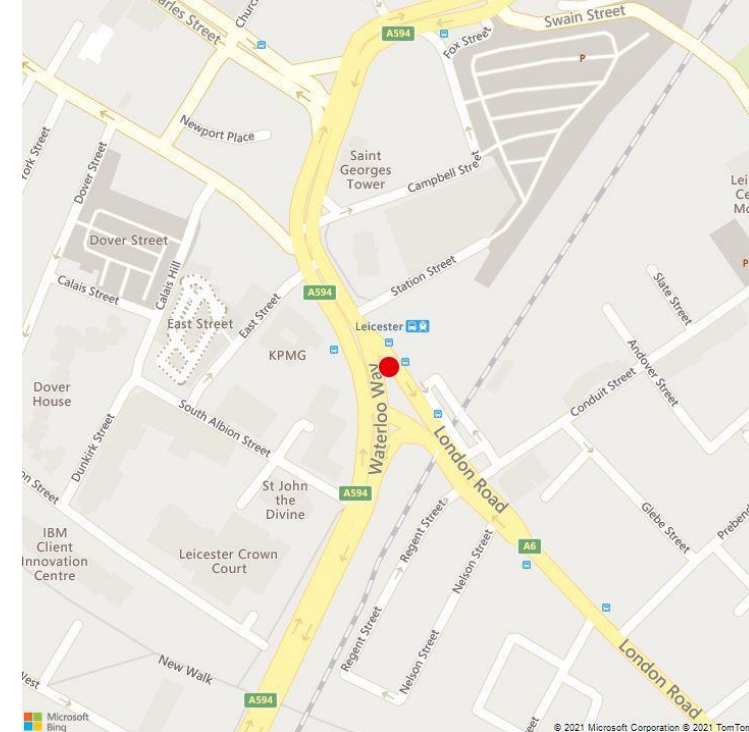
Each party are to be responsible for their own legal costs incurred in this transaction.

## SERVICE CHARGE

There is a service charge applicable for the building. Specific information can be provided from the agent.

## PLANNING

We understand that the property has an established use for offices conforming to Use Class E (commercial, business & services).



## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**  
rp@apbleicester.co.uk  
0116 254 0382



**Will Shattock**  
wjs@apbleicester.co.uk  
0116 254 0382

### 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.