

TO LET



Office Accommodation

Rutland Centre
Halford Street
Leicester
LE1 1TQ

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

287 – 2,686 sq.ft

Rents From £6.00 per sq.ft



Office Accommodation

Rutland Centre, Halford Street, Leicester, LE1 1TQ



Location

The Rutland Centre is situated on the corner of Halford Street 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 Quarters within Leicester.

The property offers good road access to the Inner Ring Road and 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.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Suite 3D	39.92	430
Suite 2E	26.69	287
Suite 2F	59.12	636
Suite 1A	249.52	2,686

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

Tenure

Leasehold.

Rent

£10 per sq.ft on Units 2E, 2F & 3D.

£16,000 per annum exclusive on Unit 1A.

Lease Term

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

Service Charge

There is a service charge applicable for the property. More information on what is included can be obtained from the agents.

Planning

We understand the property has the benefit of planning permission for B1(a) office use under the Town & Country Planning (Use Classes) Order 1987

VAT

VAT will be payable in respect of this transaction.

EPC

Energy Rating **E**.



Viewing

Strictly by appointment through agents:

APB

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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.