

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



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

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Will Shattock

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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.