

TO LET



Self Contained Office Suite

Creative Mill
64 Mansfield Street
Leicester
LE1 3DL

- Modern office accommodation
- Large open plan area
- Self contained kitchen and W.C facilities
- High standard of fit-out
- New lease available

425 sq.m (4,575 sq.ft)

Rent: £55,000 per annum



Self Contained Office Suite

Creative Mill, 64 Mansfield Street, Leicester, LE1 3DL



Location

Mansfield Street is located in Leicester City Centre, behind the new Leicester City Bus Station. The property offers access into the Highcross Shopping Centre which is within 5 minutes walking time and is located just off Burleys Way (Inner Ring Road)

Description

The subject office is located on the top floor of the building, with a largely open plan layout. The property has been refurbished to an extremely high standard and has a good quality fit-out internally, including kitchens, male and female W.C's. The lighting is a combination of LED and spot lights throughout.

The office is accessed off a communal reception at ground floor level and there is cycle/storage space available within the basement area.

Accommodation

The property offers the following accommodation:

Second Floor	Sq.m.	Sq.ft.
Offices	425	4,575

Rent

£55,000 per annum exclusive. We understand VAT is payable.

Lease

The property is available by way of a new lease, on an internal repairing and insuring basis, for a term of years to be agreed.

Current Rating Assessment

Charging Authority : Leicester C.C.
Rateable Value: £9,400

Service Charge

There is a service charge applicable for the communal areas and infrastructure – more information can be obtained from the agents.

Town Planning

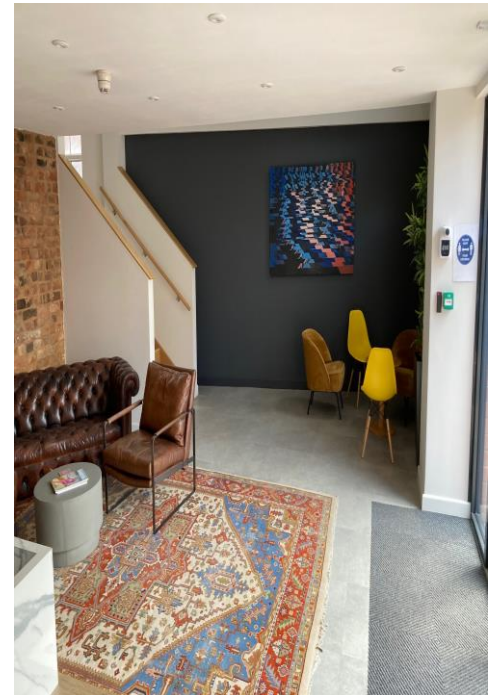
We understand that the property has an established use for offices conforming to Use Class E (formerly B1).

EPC

Energy Rating D.

Possession

Upon completion of legal formalities.



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.