

HIGH QUALITY OFFICES TO LET

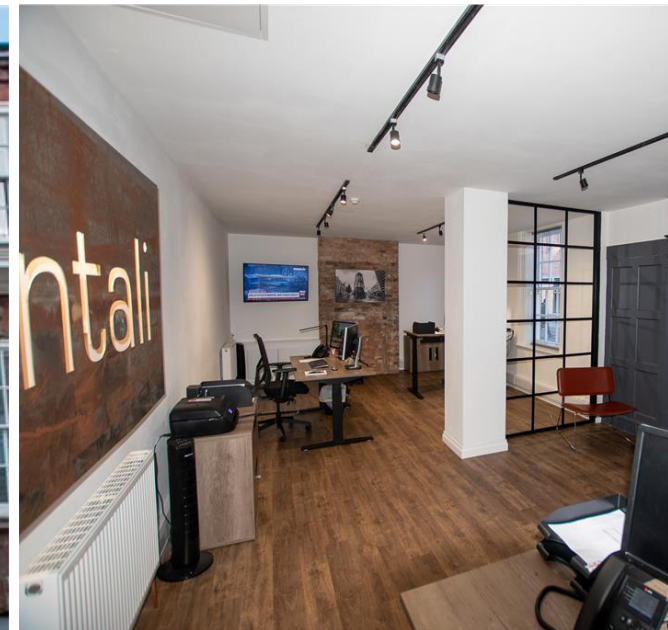
20 Rutland Street, Leicester, Leicestershire, LE1 1RE



877 Sq Ft (81.47 Sq M)

£10,900 Per Annum Exclusive

- ▶ Superb Self-Contained Offices
- ▶ Open Plan Ground Floor with Basement Meeting Room
- ▶ In The Heart of Leicester's Cultural Quarter
- ▶ Assignment Of Current Lease - Break March 2025



LOCATION

The property is situated at the heart of Leicester's Cultural Quarter and is close to the City's retail core, the railway and bus stations. There is also an NCP car park directly opposite.

The area is renowned for the arts. The Curve, Phoenix Theatre and Makers Yard are close by. In addition, many arts and media businesses grow from the nearby LCB Depot.

Other users in the immediate area include several electric bars and restaurants (all of which have survived lockdown), offices and residential apartments within beautiful, converted buildings.

DESCRIPTION

The property comprises a self-contained ground floor office that was re-developed to the current tenant's specification in 2020.

It is part of the larger Assurance House occupied by Rich and Carr Solicitors and has an impressive frontage onto Rutland Street.

The pictures tell the story but, in brief, it offers high quality open plan office space to the ground floor with a meeting room, kitchen and WC to the basement.

There is no outside space or car parking to the building.

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £7,000

The property benefits from Small Business Rates Relief.

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

EPC

Energy Rating: C.

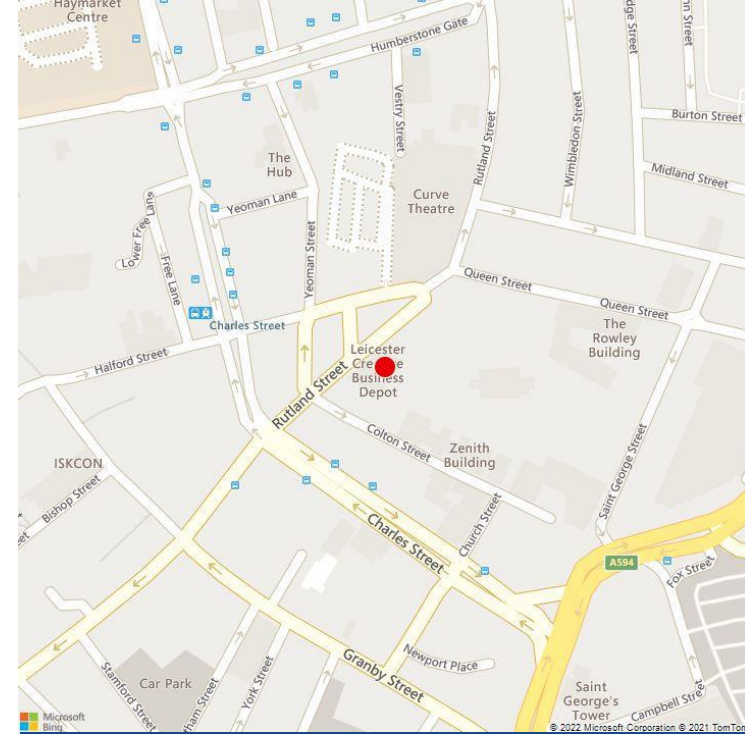
RENT

£10,900 Per Annum Exclusive.

LEASE TERMS

The property is currently held under a 10 year lease from March 2020 at a rent of £10,900 per annum exclusive.

There is a tenant only break and rent review on the fifth anniversary of the lease. The unit is available by way of assignment of the current lease.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
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0116 254 0382



Will Shattock
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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.

