



St. Johns House, 30 East Street, Leicester, Leicestershire LE1 6NB

Prime Offices

- ▶ **1,774 sq ft - 15,599 sq ft**
- ▶ **High quality newly refurbished suites**
- ▶ **Excellent location close to train station**
- ▶ **On-site commissionaire**

For enquiries and viewings please contact:



Peter Doleman
0116 255 5455
pdoleman@innes-england.com

Location

St John's House is situated at the corner of East Street and South Albion Street within the prime office core of the professional office district. It is ideally situated close to the city centre and main railway station.

Description

Newly refurbished office suites in a prime location opposite the railway station with commissionaire service and disabled access. On-site car parking.

Accommodation

	Sq M	Sq Ft
Ground Floor	164.8	1,774
Third Floor	558.6	6,013
Part Fifth Floor (LCPT)	153.8	1,656
Part Fifth Floor	166.8	1,795
Seventh Floor	405.1	4,361
Ninth Floor Flat	-->	
Total	1,449.1	15,599

St Johns House comprises a high profile multi-let office building accessed via a modern entrance foyer with commissionaire service and disabled access via ramp off the frontage.

The high quality suites include full carpeting, suspended ceilings with inset lighting, perimeter power, comfort cooling, kitchen & WC facilities.

Tenure

The suites are available by way of a new full repairing and insuring lease for a term of years to be agreed - £12.50 psf.

Business Rates

To be advised.

Rent

£12.50 per sq ft

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the common parts and services. Further details are available on request.

VAT

Prices are quoted excluding VAT

Legal Costs

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

EPC

The premises has an EPC assessment of: D89

Viewings

By appointment with the Joint Agents

Peter Doleman/Innes England

T: 07836 692565



