

To Let

Prime Refurbished Office Suites



ST. JOHNS HOUSE, 30 EAST STREET, LEICESTER, LE1 6NB

Rent: £12.50 per sq. ft.

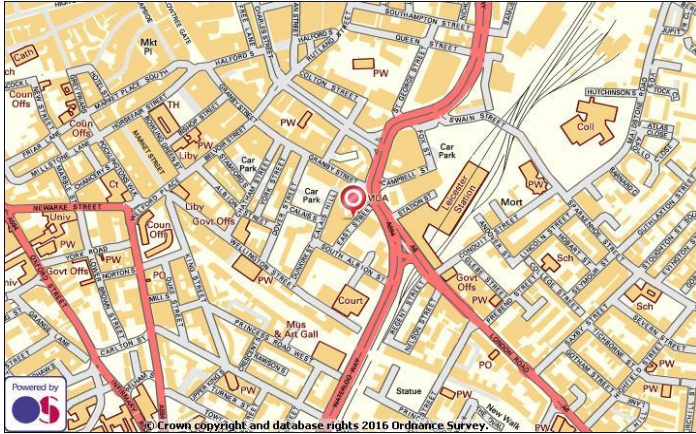
- 1,174 - 10,394 Sq Ft (164.8 – 1965.6 Sq M)
- Prime location opposite railway station
- On site car parking
- Recently refurbished

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.

SAT NAV: LE1 6NB

Google Maps: <https://goo.gl/maps/omNy3Aw1qCE2>



DESCRIPTION

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

The high quality suites include full carpeting, suspended ceilings with LED lighting, perimeter trunking, air conditioning and kitchen and W.C. facilities.

- High quality newly refurbished suites
- On site commissionaire
- Professional location
- Short walk to city centre and train station
- DDA compliant
- Secure on site parking plus NCP opposite

RATING ASSESSMENT

Further information is available upon request.

ACCOMMODATION

DESCRIPTION	SIZE (SQ.FT)	SIZE (SQ.M)
Ground Floor	1,774	164.80
Third Floor	6,013	558.60
Fifth Floor	2,607	242.19
Seventh Floor – LET	1,976	183.65
Seventh Floor – LET	2,806	260.69
Ninth Floor - LET	995	92.43
TOTAL NIA	10,394	965.59

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ENERGY PERFORMANCE CERTIFICATE

Copies of the EPC's are available upon request.

TERMS

Rent: £12.50 per sq. ft.

The suites are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

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.



VIEWING

Strictly by appointment with the joint agents:

Andrew + Ashwell Chartered Surveyors
53 London Road Leicester LE2 0PD

Contact: **Jane Taylor**
Tel: **0116 2541220**
Email: jtaylor@lsh.co.uk

and

Innes England
12 De Montfort Street, Leicester, LE1 7GJ

Contact: **Jenny Clarke**
Tel: 0116 255 5455
Email: jclarke@innes-england.com

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0116 254 1220
andash.co.uk