



Upper Floors 32 Charles Street , Leicester, Leicestershire LE1 3FG

Refurbished office suites in city centre location

- ▶ **Available as a whole or separate floors**
- ▶ **Refurbished with new carpets and redecorated**
- ▶ **1,340 - 2,754 sq ft (124.4 - 255.8 sq m)**
- ▶ **£8.50 per sq ft**

For enquiries and viewings please contact:



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Location

The premises are prominently positioned on the corner of Charles Street and Humberstone Gate, located within the heart of the city centre, directly opposite the prime pedestrianised shopping area of Humberstone Gate. The property is a 2-minute walk from the Highcross Shopping Centre and benefits from plenty of other nearby amenities. Leicester Railway Station is conveniently located approximately 5 minutes away.

Description

The subject property comprises the upper floor office accommodation of a three-story corner end of terraced building of brick construction beneath a flat roof. The external elevations have been fitted with UPVC double glazed windows.

The floor plates are broadly arranged in a similar format to provide generally open plan accommodation with some partitioned meetings room together with WC and kitchen facilities. The specification includes; a suspended ceiling with inset lighting, painted and plastered walls and carpet floor coverings. Heating/cooling is facilitated via a number of air conditioning cassette units. The suites have recently been repainted and recarpeted throughout.

The suites are accessed via a stairwell leading from the Charles Street frontage.

Our client would consider letting the premises on a floor by floor basis.

Accommodation

	Sq M	Sq Ft
First Floor	124.5	1,340
Second Floor	131.4	1,414
Total	255.8	2,754

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Business Rates

The property is to be separately assessed for rating purposes.

Rent

£8.50 per sq ft

Service Charge

A service charge for the upkeep of the common areas and estate will be levied if the property is let on a floor by floor basis. Details on request from the agent.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of: D - 93

Viewings

Viewings are by appointment with sole agents Innes England

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