

78 – 80 Burleys Way, Leicester, LE1 3BD



TO LET
COMPETITIVE RENTS
OFFICE PREMISES

- Up to 918.8 sq.m (9,890 sq.ft)
- Letting incentives available – new lease
- Available as a whole or in part

- On site car parking
- Prominent Inner Ring Road location
- Newly refurbished accommodation

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LOCATION

The property is situated in a prominent position fronting Burleys Way which forms part of Leicester's Inner Ring Road. The City Centre and Highcross Shopping Centre are only a short walking distance.

There is convenient access to Junction 21 of the M1 (10 minutes drive) and the property is opposite Leicester City Bus Terminal and within easy walk of the Midland Mainline Railway Station.

DESCRIPTION

The accommodation forms part of a modern and imposing four storey office building with a ground floor reception area. Each available floor is in an open plan format with ancillary kitchen and toilet facilities. There is a passenger lift and staircase to all floors.

The property benefits from rear car parking spaces.

ACCOMMODATION

The property provides the following accommodation:-

	Sq.m	Sq.ft
First Floor	300.8	3,238
Second Floor	315.1	3,392
Third Floor	302.9	3,260
Total NIA:	918.8	9,890

SERVICES & HEATING

All main services are connected to the property. There is a gas central heating system providing radiators throughout.

RENT & LEASE TERMS

Quoting terms are available upon application.

The accommodation is either available to let as a whole or in part on a new lease for a term of years to be agreed.

A service charge is payable in respect of the repair and maintenance of the exterior and common parts.

LETTING INCENTIVES

A rent free period is available depending on the tenants covenant strength and lease terms to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC shall be made available to interested parties.

VIEWING

Strictly by appointment through the sole agents, APB.

Contact: **James Phillips** or **Will Shattock**
jmp@apbleicester.co.uk or wjs@apbleicester.co.uk



Conditions under which these details are issued: These particulars are issued on the distinct understanding that all negotiations are conducted through APB (Leicester) LLP. 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 (Leicester) LLP are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB (Leicester) LLP 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 (Leicester) LLP 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 (Leicester) LLP will not be liable in negligence or otherwise for any loss arising from the use of these particulars.