

TO LET

CITY CENTRE OFFICES

13 – 15 Belvoir Street, Leicester, LE1 6SL

155.33 - 328.69 sq.m
(1,672 - 3,538 sq.ft)

RENT: £7.50 PER SQ.FT

- First & Third floor office accommodation
- Excellent City Centre location
- Close to transport networks
- Self contained entrance
- New leases available



www.apbleicester.co.uk

APB Property Consultants

13 De Montfort Street, Leicester LE1 7GE T (0116) 254 0382

APB

PROPERTY CONSULTANTS

0116 254 0382

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LOCATION

The property is located on Belvoir Street close to the junction with Granby Street and within the main retail core of Leicester City Centre. The area is well served by local transport networks with easy access to Leicester City inner ring road and also close proximity to for both bus routes and train links at Leicester Railway Station located on London Road.

DESCRIPTION

The property comprises a five storey 1970's built premises which has offices on the upper floors. The offices have their own dedicated side entrance leading to a stairwell and lift to all floors. The leads to a mixture of open plan and cellular office accommodation. However, the majority of the partitions could be removed should a tenant wish to have open plan accommodation. The offices are predominantly of painted plaster to the walls and a mix of solid or glazed partitioning suspended ceilings and Category 2 lighting. The building benefits from an intercom system which can be operated from the ground floor entrance door.

ACCOMMODATION

The property offers the following accommodation:

	Sq.m	Sq.ft
First Floor	328.69	3,538
Third Floor	155.33	1,672
Total GIA:	484.02	5,210

All areas are quoted in accordance with the RICS Code of Measuring Practice.

CURRENT RATING ASSESSMENT

Charging Authority:	Leicester City Council
Rateable Value:	First Floor: £13,500
	Third Floor: £ 7,100

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

RENT

£7.50 per sq.ft plus service charge.

VAT

All rents quoted are exclusive of VAT.

SERVICE CHARGE

Details of the service charge are available from the agents upon request.

SERVICES

We understand that mains electric, water and drainage are connected to all of the suites as well as gas central heating which is operated from a communal boiler within the property.

TENURE

The offices are available under a new full repairing and insuring lease for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE

A certificate will be made available to all parties.
Energy Rating to be confirmed.

VIEWING

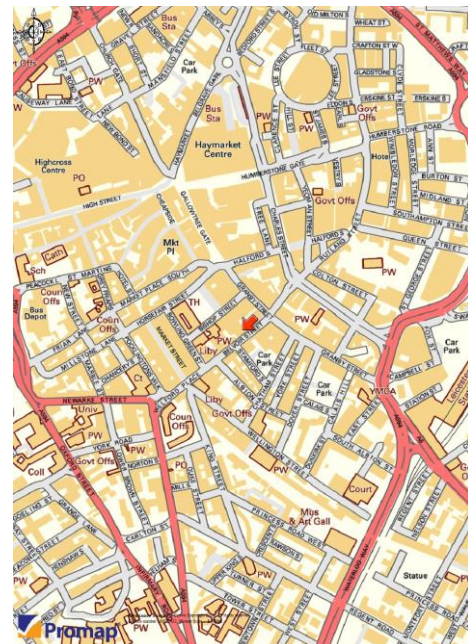
Strictly by appointment through the joint sole agents:

APB – 0116 254 0382

Contact: Reg Pollock or Will Shattock
rp@appleicester.co.uk wjs@appleicester.co.uk

Spencer Druce Naylor Parkes – 0116 255 8888

Contact: Michael Holt
mholt@spencersdruce.co.uk



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.

