
First Floor, 17 Granby Street
Leicester | LE1 6EJ

First Floor leisure/office space in Leicester City Centre

223.80m² (2,409ft²)



- Excellent location on Granby Street
- Cellular fit out which could be opened up
- Suitable for leisure or office space
- Nearby occupiers include Steakout, Bru Coffee Shop, San Carlo Restaurant, Las Iguanas, Yates, Nando's, Boneyard, Creams and Zizzi
- Rent £20,000 per annum



To Let



Location

The property is well positioned within Leicester City Centre on Granby Street. Granby Street is the main link in Leicester from the office quarter through to the Highcross Shopping Centre.

The location benefits from good transport links with Leicester Railway Station and the newly opened Charles Street bus station both within walking distance.

Nearby occupiers include Steakout, Bru Coffee Shop, San Carlo Restaurant, Las Iguanas, Yates, Nando's. Boneyard, Creams and Zizzi.

Accommodation

The premises are situated at first floor level, and benefit from a self-contained ground floor entrance fronting Granby Street.

The accommodation includes offices, storage rooms, breakout room with kitchenette, Mens and Womens WCs.

Area	M ²	Ft ²
First Floor	223.80	2,409

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



Lease

The premises are offered by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed at a rent of:

£20,000 per annum

Business Rates

The business rates are to be reassessed. For further information please contact the agents.

Service Charge

A service charge is payable. Further information is available on request.

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

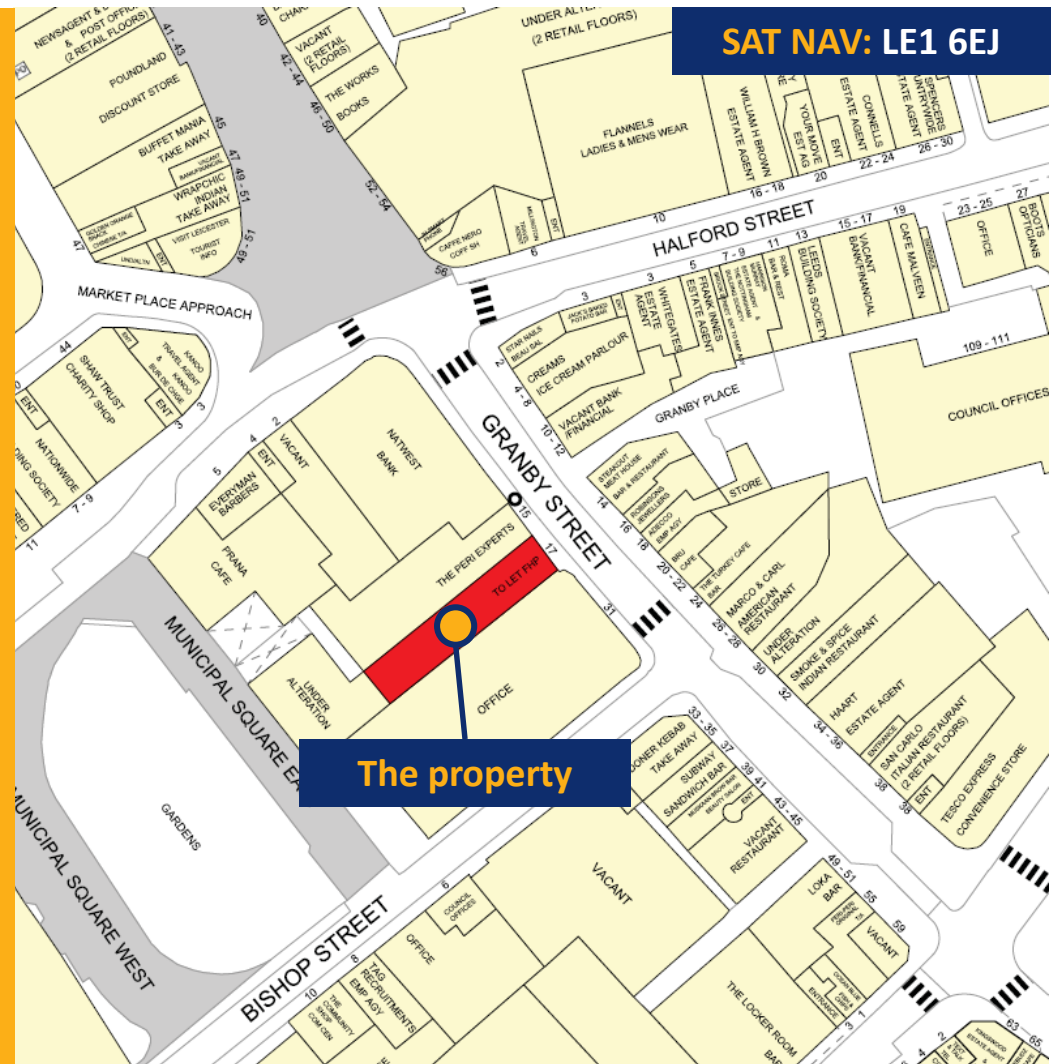
Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction

EPC

The property has an Energy Performance Certificate Rating of D 96.

SAT NAV: LE1 6EJ



The property

For further information or to arrange to view please contact:

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