Modern, Open Plan Offices in Prominent Building
6,640 sq. ft. – 20,080 sq. ft.

TO LET
LOCATION
The property is located in a prominent position at the corner of Nicholas Street and Weaver Street. Nicholas Street forms part of the inner ring road and the property is therefore well positioned for access both into the city centre and the regional road network. A location plan is provided.

DESCRIPTION
Knights Court is a substantial detached office building dating from the 1990s which until recently was occupied by Lloyds Banking Group. Lloyds have now vacated the property and the residue of their leasehold interest is offered.

The property is arranged over ground, first and second floors and provides large open plan ‘L’ shaped floor plates of around 6,600 sq. ft. each.

The property was designed for use by a single tenant although lettings on a floor by floor basis can be accommodated.

The property was built to a high standard and incorporates full accessed raised floors and air conditioning throughout.

ACCOMMODATION
Ground Floor  6,760 sq. ft.
First Floor    6,680 sq. ft.
Second Floor  6,640 sq. ft.
Total            20,080 sq. ft.

The property is available to let either as a whole or on a floor by floor basis.

CAR PARKING
24 car spaces in a private car park are provided. Contract car parking at council and NCP car parks is available within the immediate vicinity.

LEASE
The property is offered on a sub-lease to expire by no later than 21 March 2020.

RENT
The passing rent is equivalent to £14.75 per sq. ft. In accordance with the head lease, there will need to be a rent review in March 2015.

1954 ACT
The existing lease has the protection of the 1954 Landlord and Tenant Act and upon assignment a tenant will have an automatic right to a new lease.

If sub-let, the sub-leases are to be excluded from sections 24-28 of the 1954 Landlord and Tenant Act.

FURTHER INFORMATION
A set of floor plans and an energy performance certificate is available upon request. A copy of the existing lease is also available.

INCENTIVE PACKAGE
An attractive incentive package dependent upon the covenant strength of the incoming tenant and other terms of the lease is available.

BUSINESS RATES
The property has a rateable value of £275,000 effective 1 April 2010.

VIEWING
Viewing is by appointment with the joint agents
Legat Owen / CB Richard Ellis
Legat Owen – Will Sadler – 01244 408219
CB Richard Ellis – Mark Worthington – 0151 471 4971

SUBJECT TO CONTRACT
WJS April 11

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