



3rd Floor Office Suite 13-15 Belvoir Street, Leicester LE1 6SL

3rd Floor Office suite in Leicester
City Centre

Rent £10,000 per annum + VAT,
Service charge and Utilities

Circa 1,600 Sq Ft Overall

- 3rd Floor Office Suite
- Lift and central staircase
- Divided in to 5 rooms
- Private Kitchen and Welfare
- Shared Wc on the main staircase
landings

3rd Floor Office Suite 13-15 Belvoir Street, Leicester LE1 6SL

Summary

Size - circa 1,600 Sq Ft
Rent - £10,000
Service Charge - £3 per Sq Ft for the coming year
Business Rates - Not on the VOA
Legal Fees - Both parties will be responsible for their own fees
VAT - Applicable
EPC - C (75)

Description

A purpose-built, five-storey office block offering Circa 1,600 sq ft of accommodation on the 3rd floor. This space is designed with a combination of open-plan and individual office areas. The office includes a kitchenette within the space with communal amenities on each staircase landing. Access is available via a staircase and a central lift.

Location

13-15 Belvoir Street enjoys a prominent location among a range of professional retailers, offering excellent street visibility and is just a five-minute walk from the city centre. The property benefits from being located approximately 500 meters from Leicester Railway Station and in proximity to De Montfort University. The area is home to numerous independent shops as well as high-end and corporate retail establishments.

Accommodation

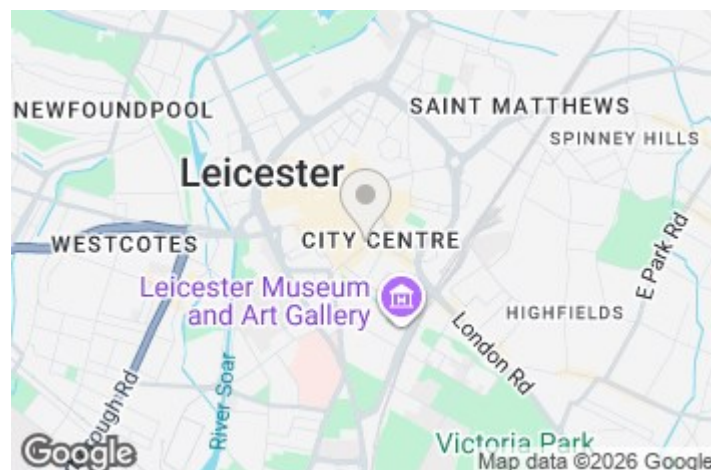
Central reception circa 5.6m x 4.5m with doors to all rooms.
Main Front Room - 8.6m x 7.15m with windows to the front
Second Front Room - 6.14m x 3.37m Windows to the front
2 small rooms each - 2.6m x 2.2m No windows
Rear Room - 3.9m x 3.2m with window.
Fire Escape corridor with door to Kitchen

Terms

Offered for let on a new internally repairing and insuring lease outside the 1954 Act. Terms are flexible with 5 year lease preferred with review and break to be considered. The rent will be £10,000 per annum. A deposit equal to 3 months rent + VAT will be required along with a contribution to the Buildings Insurance which is arranged by the Landlord. Rent is paid quarterly in advance. Tenant is responsible for utilities and rates.

Service Charge

The 3rd floor will be circa £100 per month for the service charges which is based on £3 per ft per annum for the current year and includes communal area cleaning, lift maintenance, H&S compliance and gas meter charge. Each floor has their own electricity meter and charged in addition.



Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330

