



First Floor Office, 13-15 Belvoir Street, Leicester, LE1 6SL

1st floor office space To Let in
Leicester City Centre

£20,000 per annum

Circa 3,460 Sq Ft of primarily open
plan space

- 3,461 sq ft - 1st floor office space To Let - £20,000 per annum
- Whole Floor Occupation - Kitchenette self contained w/c facilities
- Predominantly Open Plan with Meeting Rooms to the rear
- Large first floor office - City Centre premises
- Lift and stair access
- Popular High Street location - incentives available

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Summary

Size - 3,461 sq ft
Rent - £20,000 + vat per annum
Service Charge - Estimated at £3 Per Sq Ft
Business RV - £22,500
Legal Fees - Both parties will be responsible for their own fees
VAT - Applicable
EPC - C (75)

Description

A five-storey office block offering 3,461 sq ft of accommodation on the first floor. This space is designed with a combination of open-plan and individual office areas. The office includes a kitchenette and self contained welfare facilities, with additional communal amenities on each floor accessed off the main stairwell.

Access to the first floor is available via a staircase and a central lift.

Location

13-15 Belvoir Street enjoys a prominent location among a range of professional retailers, offices and upper floor residential units 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.

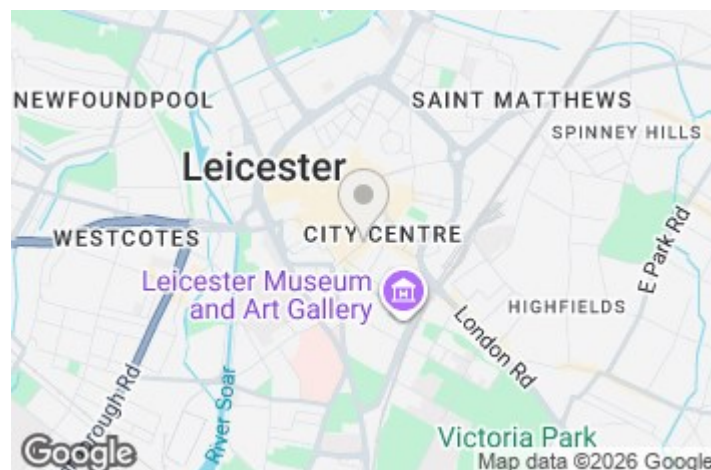
Terms

Offered for let on a new internally repairing and insuring lease outside the 1954 Act with terms to be agreed - The rent will be £20,000 +vat 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 in addition to the building insurance.

Tenant is responsible for utilities and rates.

Service Charge

A service charge will apply for maintenance and cleaning of the communal areas, the Lift and H&S compliance. Each floor has their own electricity meter which is held on the ground floor, there is a communal gas meter which is part of the service charge. Current budgeted Service charge for the coming year is £3 per sq ft occupied.



Viewing and Further Information

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