



1st & 2nd Floors - 14 Cheapside, Leicester LE1 5EA

1st & 2nd Floor office space To Let
in Leicester City Centre

£15,000 per annum

1,400 Sq Ft

- Circa 1400 Sq Ft
- City Centre office/Studio space
- £15,000 per annum plus VAT
- Available immediately
- 2 floors of space suitable for variety of uses

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Summary

Available Size 1,400 sq ft
Rent £15,000 per annum
Rates will be assessed when split from ground floor
VAT Applicable
Legal Fees Each party to bear their own costs
EPC Rating E (109)

Description

First and second floor office/studio space in the City Centre of Leicester, just minutes from the clock tower and the High Cross. The space is accessed through the ground floor restaurant space, tenants will have to work within the opening hours for the ground floor unit, until separate access is put in place.

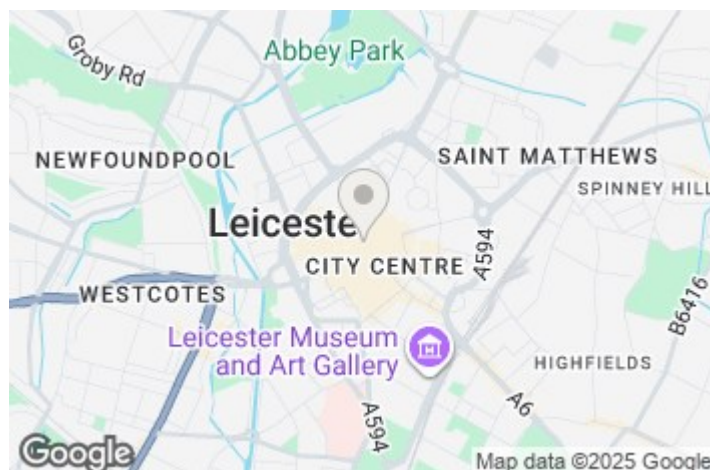
The space offers a range of uses to include office/health and beauty/ Leisure and fitness or studio. The offices are in need of modernisation and offer basic welfare facilities.

Location

Close the famous Leicester market, in the City Centre of Leicester. The property is a 2 minute walk to the Highcross Shopping Centre and surrounded by office and retail outlets. Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities. Nottingham to the North is accessed via the M1 or the A46 and Coventry to the South West via the M69 are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough and Market Harborough.

Terms

The offices are offered for let on a sub lease - likely to not exceed 3 years in length, the initial passing rent is £15,000 per annum plus vat and a contribution to utilities, Rates will be split when a tenant is located.



Viewing and Further Information

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