



62 Highcross Street, Leicester, LE1 4NN

Leicester City Centre office space  
TO LET

4117 sq ft total space

£30,000 per annum plus VAT

- 4117 sq ft 1st floor space
- £30,000 per annum plus VAT
- Available September 26
- Currently leisure use
- Leicester City Centre Location
- All uses considered STPP

62 Highcross Street, Leicester, LE1 4NN

## Summary

Tenure - Leasehold  
Size - 4117 sq. ft - 382 sq. m  
Price/Rent - £30,000 per annum  
Business rates - Rateable value - £10,500  
EPC - Commissioned  
Availability - September 2026  
VAT - Payable  
Building insurance - Re-charged at cost - TBC

## Description

The space is located on the first floor of a 3 storey property and has recently been trading as an escape room business. The ground floor is occupied by the Cosy Club with the top floor as an office use.

Although the space is segregated into rooms for the current use, this could all be opened up, offering large windows to the front, side and rear elevations, providing a large open plan office space.

All uses considered STPP

## Location

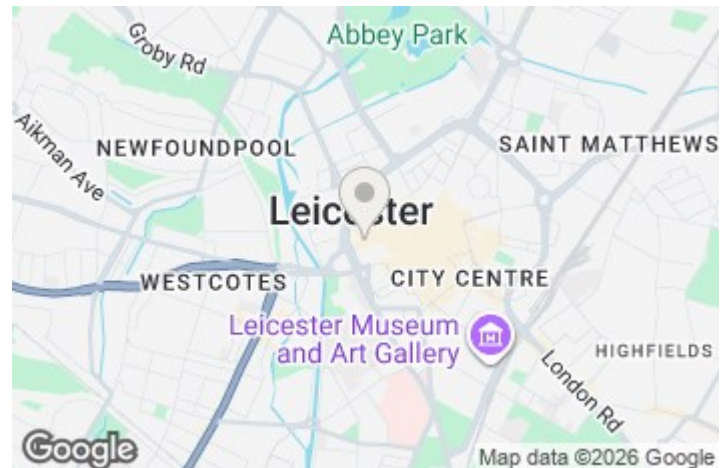
The property is located in the Centre of Leicester City close to St Nicholas Place and High Street, 2 minutes from the popular Highcross shopping centre, cinema and restaurant quarter. Points of interest locally include Leicester railway station, approx. 0.75 miles, university of Leicester 1.0 miles and the Royal Infirmary 0.5 miles,. The City Centre has had significant attention in recent years and has become one of the Regions main locations for shopping and employment since the major development of the Highcross shopping centre in 2008.

## Accommodation

The offices are accessed via a shared front door leading to the upper floor spaces - with a total square footage of 4117, to include 2 w/c's. The space will require some fit out works following the previous use, whoever the landlord will contribute by way of a rent free period to be agreed.

## Terms

The lease terms for the unit will be for a minimum period of 5 years, the initial passing rent will be £30,000 per annum plus VAT, with annual rental increases in line with RPI. 3 months rental deposit.  
Landlords building insurance will be re-charged at cost at 25% of the whole building.  
Leases will be on a fully repairing and insuring basis.



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330