



Office Suites, 13-15 Belvoir Street, Leicester

4th Floor Office suite in Leicester
City Centre

Rent £8,500 per annum + VAT,
Service charge and Utilities

Circa 1,300 Sq Ft Overall

- 4th Floor Office Suite
- Lift and central staircase
- Divided in to 7 rooms
- Private Kitchen and Welfare
- Shared Wc's on the main staircase landings

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Summary

Size - circa 1,300 Sq Ft
Rent - £8,500
Service Charge - £3 per Sq Ft for the coming year
Business Rates - RV £10,750
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 1,300 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 metres 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 - 5.17m x 5.63m with dormer windows
Second Front Room - 5.12m x 6.1m divided into 3 areas
2 small rooms each - 2.28m x approximately 2.3m No windows
Rear Room - 3.63m x 2.81m with window.
Fire Escape corridor with door to Kitchen and small lobby

Terms

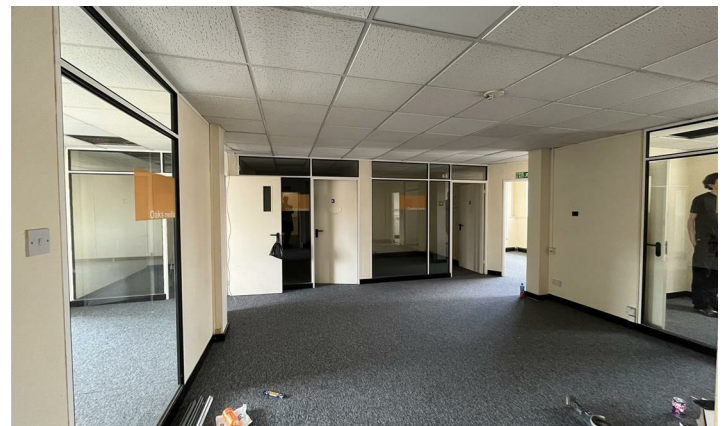
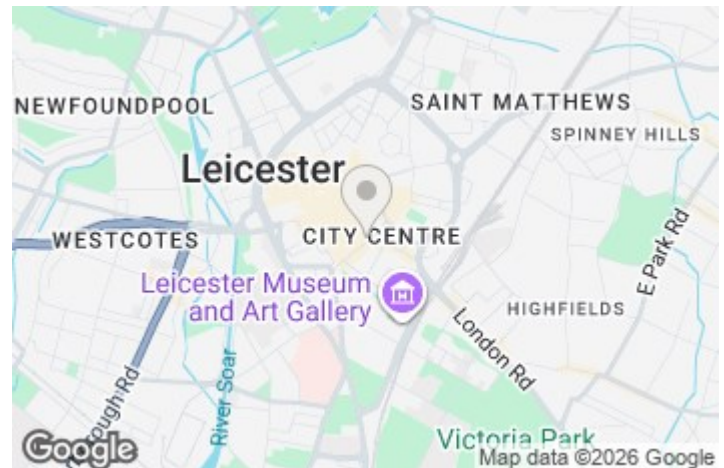
Offered for let on a new internally repairing and insuring lease outside the 1954 Act. Terms are flexible with a 5 year lease preferred with review and break to be discussed. The rent will be £8,500 per annum. A deposit equal to 3 months rent + VAT will be required along with a contribution to the Buildings 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

The 3rd floor will be circa £975 per quarter for the service charges which is based on £3 per ft for the current year and includes communal area cleaning, lift maintenance, H&S compliance and gas meter charge. Each floor has their own Kitchen and shared Wc's which are on each of the staircase landings



Viewing and Further Information

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