

TO LET

**Part Third Floor & Part Fourth Floor
Norwich House
Horsefair Street
Leicester
LE1 5BD**



Part 3rd floor: £14,600 pax plus VAT & service charge

Part 4th floor: £17,800 pax plus VAT & service charge

- Two generously sized, open plan office spaces over the third and fourth floors
- Located on Horsefair Street in Leicester City Centre & a short walk from Leicester Railway Station
- Approximately 1,600 sqft (148.6 sqm) & 1,955 sqft (181.6 sqm)
- Can be let collectively or individually
- Lift, staircases, DDA access, WC facilities, car parking, gas central heating and air conditioning units
- 3 year lease term or longer

Location

This property occupies a prime location fronting Horsefair Street, Bowling Green Street and Market Street. The property benefits from being in close proximity to Leicester Railway Station, which is a 7 minute walk, and benefits from transport links providing access to all areas of Leicester. Nearby retailers include McDonalds, Café Nero, Boots and many more.

Description

Situated on the third and fourth floor, 2 generously sized, open plan offices. The offices benefit from gas central heating, air conditioning, a good degree of natural lighting, DDA access with a lift, staircase, shared WC facilities and car parking.

Accommodation

All measurements are approximate:

Part 3rd floor:
1,600 sqft (148.6 sqm)

Part 4th floor:
1,955 sqft (181.6 sqm)

Rent

Part 3rd floor:
£14,700 pax plus VAT & service charge.

Part 4th floor:
£17,800 pax plus VAT & service charge.

Planning

We understand that the property has Class E use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department on (0116) 454 3000.

Lease Terms

The offices are available either collectively or individually on a 3 year FRI lease or longer. A rent deposit equivalent to a quarters rent is payable and held for the duration of the lease, in a nil interest baring client deposit account.

Legal Costs

The ingoing tenant is to be responsible for the landlords' reasonable legal costs for the preparation of the lease.

Service Charge

There is a service charge in place to cover the landlord's costs in maintaining the structure and common parts of the premises. Further information on this is available upon request from the agents.

Rating Assessment

To be separately assessed for rating purposes.

Part 4th floor:

Charging authority:	Leicester City Council
Description:	Offices & premises
Rateable value:	£10,750
Rates payable:	£5,364.25
Period:	April 2023 – present

EPC

Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

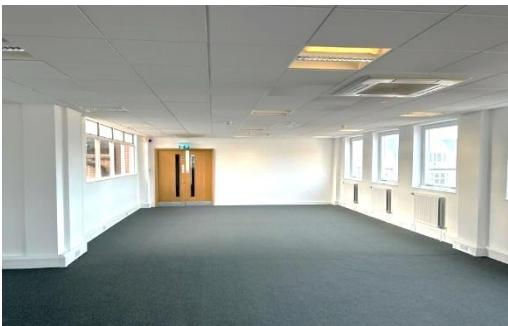
Leicester City Council.

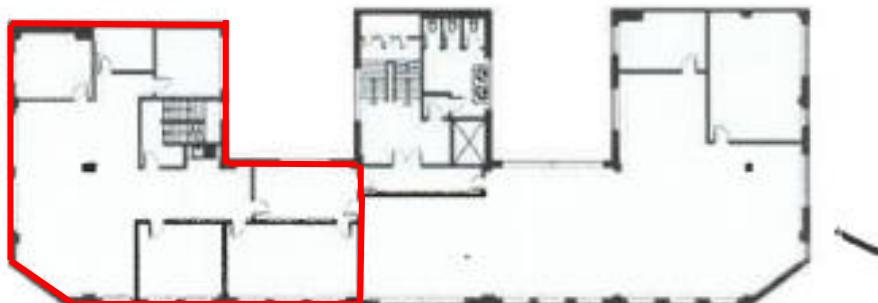
Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

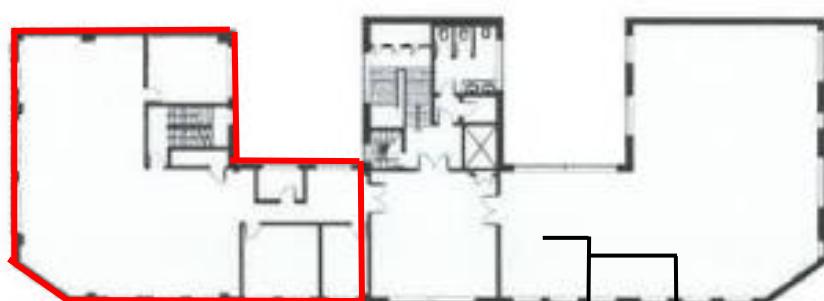
Tel: 0116 254 3373

Email: info@shonkibrothers.com





3RD FLOOR



4TH FLOOR

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

