

## 60 CHARLES STREET LEICESTER LE1 1FB



- Office suites available on multiple floors ranging from 1,250 - 14,658 sqft (116 - 1,362 sqm)
- B1 Use
- Prominent City Centre Location
- HVAC System
- Electric
- Ground Floor concierge Service
- Toilet Facilities on Each Floor

**RENTAL: £8.50 per sqft pax + VAT**

**Service charge applicable**



REGISTERED OFFICE : 55A LONDON ROAD, LEICESTER LE2 0PE

REGISTERED NUMBER : 5393795

VAT NUMBER: 856 0294 16

## Location

The building is situated in the heart of Leicester City Centre. The offices benefit from excellent access being located only a few hundred meters from the new bus station and the train station only a 5 minute walk. There are several multi storey car parks close by including Rutland Street and Lee Circle.

## Description

Kal Sangra Shonki Brothers Ltd are pleased to present to the market multiple office suites on several floors at 60 Charles Street in Leicester City Centre. With self-contained floors from 2,443 sqft, fully refurbished, modern ground floor reception and entrance, concierge service. Each floor has toilet facilities and two high speed passenger lifts.

## Lease Terms

New leases available on terms to be agreed on a full repairing and insuring basis.

## Rent

Based on £8.50 per sqft pax plus service charge.

## Service Charge

There will be a charge of approximately £3.50 psf.

## Services

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

## Rating Assessment

Local Authority: Leicester City Council

Description: Office & Premises

Please make your own enquiries in respect of the rating liability or business rate relief with Leicester City Council.

## Energy Performance Certificate

An EPC will be made available to interested parties.

## Viewing

Strictly by appointment through the letting agents.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373



© Crown Copyright. All Rights Reserved.  
Licence No. 100008102. Plans are for location purposes only.

**Important Information:** Kal Sangra ~ Shonki Brothers their clients and any joint agents give notice that:

These particulars are prepared as a general guide for the property and whilst they are believed to be correct their accuracy is not guaranteed. As such all photographs, measurements, floorplans and distances referred to are only provided as a guide and should not be relied upon for the purchase of flooring or any other fixtures or fittings.

Any and all fixtures and fittings listed in these particulars are deemed removable by the vendor. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any applications.

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.

These particulars do not constitute part or all of an offer or contract.

Whilst we take care in preparing these particulars, it is the buyers responsibility to ensure they have carried out all their investigations of the various aspects of the property and that his/her legal representative confirms as soon as possible all matters relating to title, including the extent and boundaries of the property and other important matters, before exchange of contracts

Any ground rent, service charges and any other lease details (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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.

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 the property.

In accordance with the Money Laundering Regulations 2017, the intending purchaser will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.