

OFFICES TO LET

SECOND FLOOR 81- 83 CHARLES STREET LEICESTER LE1 1FA

- Prime City Centre Location
- Second Floor – Open Plan
- 1,806 Sqft (167.8 sqm) approx
- Existing B1 Office Use
- Kitchen Facilities



RENTAL: £11,500 pax.

Location:

The offices are located in a prime City Centre location on Charles Street, just off Humberstone Gate and the main shopping parade, and 2 minutes walk from the Highcross and Haymarket Shopping Centres. Benefitting from plenty of other nearby amenities and a high level of passing trade, Charles Street has easy access to the M1/M69 from junction 21, which is approximately 4.5 miles away. Leicester Railway Station is conveniently located approximately 5 minutes walking distance away, providing good rail links to Birmingham/London and beyond.

Description:

Kal Sangra Shonki Brothers Ltd are pleased to offer these second floor open plan office premises of approximately 1,806 sqft, which benefit from existing B1 Office use, conveniently located in Leicester City Centre. We understand that the offices benefit from their own kitchen facilities.

Accommodation - all measurements are approximate:

Total GIA / Size: 1,806 sqft (167.7 sqm)

Planning:

We understand that the property has B1 Office use with potential for alternative uses subject to obtaining planning permission. B1 use includes a range of uses within the Business classification, such as offices, research and development, laboratories, studios and light industry.

All enquiries regarding planning should be made direct to Leicester City Council Planning department on: (0116) 454 3000.

Rating Assessment:

Charging Authority:	Leicester City Council
Description:	Offices & Premises
Rateable Value:	£6,700.00
Rates Payable (approx):	£3,242.80
Period:	2016/17

Please make your own enquiries in respect of the rating liability and any small business relief.

Rent:

£11,500 pax.

We understand that VAT is not applicable.

Lease Terms:

We understand that the offices are available to let by way of a 5 year lease or longer on a full repairing and insuring basis.

Legal Cost:

The ingoing tenant will be responsible for the landlord's reasonable legal costs with regards to the preparation of the lease.

Service Charge:

To be confirmed.

Services:

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

Energy Performance Certificate:

Rating 89, Band D.

Viewing:

By appointment through the letting agents.

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.

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.