



Yeoman Building

18 Rutland Street, Leicester, LE1 1RD

**City Centre Offices. Annual rent set
at £18,000 No VAT**

1,740 sq ft
(161.65 sq m)

- Ground Floor Office in City Centre Location off Charles Street
- Large Meeting Room plus Training rooms and private offices
- Separate Kitchen and Wc's
- Access to the shared basement where bikes and very small cars could be kept.
- 2 Separate entrances (Rutland Street and Yeoman Street)

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Summary

Available Size	1,740 sq ft
Rent	£18,000.00 per annum No VAT
Rateable Value	£17,500 As per the 2023 VOA Website
Service Charge	£750 per annum Plus VAT
Car Parking	Basement parking for small cars/Motorbikes/Cyles
VAT	Not applicable. VAT is not charged on the rent but is charged on the Service charge and Insurance
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Description

Situated on the ground floor of a 5 storey brick built property with 2 entrances. There is an underground car park, although spaces are tight and would only suit very small cars, motorbikes or bicycles. The offices have an open plan main area with other internal rooms, a recently fitted kitchen and separate ladies and gents w/c's. The space could be opened up if required. Electronically locked entrance door.

Location

Situated in the centre of the City of Leicester on the corner of Rutland Street and Charles Street, within an easy walk of the Cathedral, The Highcross Shopping Centre and surrounded by office and retail outlets

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	1,740	161.65	£18,000 /annum	Available
Total	1,740	161.65		

Viewings

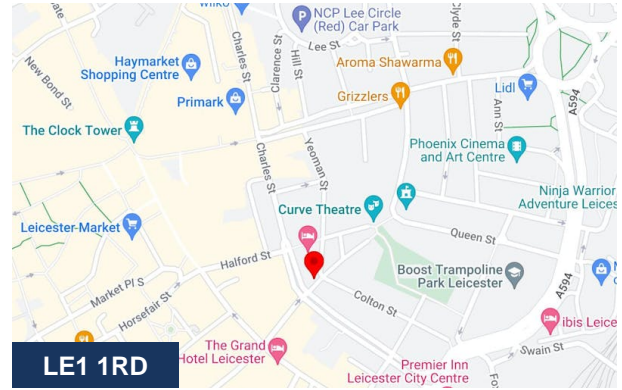
Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on flexible terms with a minimum 5 year lease with the passing rent set at £18,000 per annum. A 3 year review will be implemented and a break clause inserted if required. A deposit equal to 3 months rent will be required. The landlord will insure the building and the tenant will reimburse the landlord based on area occupied. Service charge, Landlords insurance and management fees subject to VAT.

Services

The Heating system is by Electric Panel heaters and we are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing & Further Information



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