



32 Belvoir Street

Leicester, LE1 6QH

Ground Floor office & sales premises To Let

Rent set at **£27,500 pa**

2,120 sq ft
(196.95 sq m)

- Large open planned office with additional meeting rooms & private office space
- City Centre premises
- Kitchenette and dual welfare facilities provided
- Rear parking is available at an additional cost
- Ideal office hub and or training centre
- Popular Highstreet location
- Fully self-contained

32 Belvoir Street, Leicester, LE1 6QH

Summary

Available Size	2,120 sq ft
Rent	£27,500 per annum
Rateable Value	£20,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Description

The property comprises a modern ground floor self-contained office. Internally, the property provides a mixture of open plan and more cellular office areas that provide meetings rooms and private offices capabilities. In addition a kitchen, dual WC's and storage facilities are provided.

Location

32 Belvoir Street enjoys a prominent location among a range of professional retailers, offering excellent street visibility and is just a five-minute walk from High Cross in the city centre. The property benefits from being located approximately 500 meters 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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,120	196.95	Available
Total	2,120	196.95	

Viewings

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

Terms

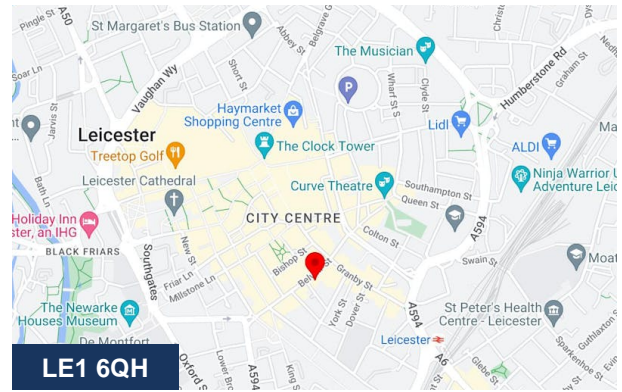
Offered for let on a new fully repairing and insuring lease with terms to be agreed and to include a 3 year review - The rent will be £27,500 per annum. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance plus a service charge arranged by the Landlord. Rent is paid quarterly in advance.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Parking

Parking may be available at the rear of the property and is charged at an additional cost if available



Viewing & Further Information

Luke Owen

01664 431330 | 07542 782605

Luke@pandfcommercial.com

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

Keith Pepperdine

01664 431330

keith@pandfcommercial.com

