



## 1st Floor Office

13-15 Belvoir Street, Leicester, LE1 6SL

### 1st floor office space To Let

**£20,000 per annum**

**3,461 sq ft**

(321.54 sq m)

- Whole Floor Occupation - Predominantly Open Plan with Meeting Rooms to the rear.
- City Centre premises
- Large first floor office
- Lift and stair access
- kitchenette self contained w/c facilities
- Popular Highstreet location
- Substantial incentives available

# 1st Floor Office, 13-15 Belvoir Street, Leicester, LE1 6SL

## Summary

<b>Available Size</b>	3,461 sq ft
<b>Rent</b>	£20,000 per annum Incentives available subject to status
<b>Rateable Value</b>	£22,500
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

A purpose-built, five-storey office block offering 3,461 sq ft of accommodation on the first floor. This space is designed with a combination of open-plan and individual office areas. The office includes a kitchenette and self-contained welfare facilities, with additional communal amenities on each floor. Access to the first floor is available via a staircase and a central lift.

## Location

13-15 Belvoir Street enjoys a prominent location among a range of professional retailers, offering excellent street visibility and is just a five-minute walk from 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
1st	3,461	321.54	Available
<b>Total</b>	<b>3,461</b>	<b>321.54</b>	

## Viewings

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

## Terms

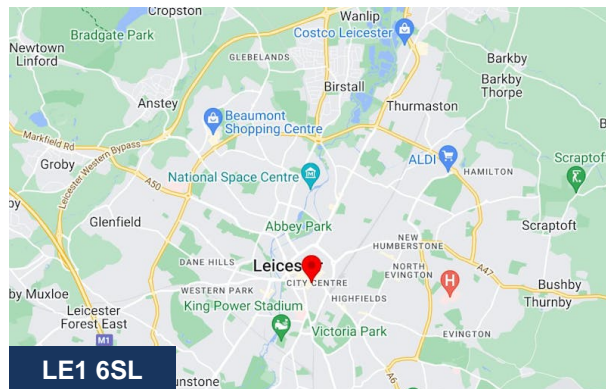
Offered for let on a new internally repairing and insuring lease with terms to be agreed - The rent will be £20,000 per annum. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance in addition to the building insurance. Tenant is responsible for utilities and rates.

## Services

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

## Service charge

We await confirmation from our client, but we are led to believe that a service charge will be applied towards upkeep and maintenance of the communal areas.



## Viewing & Further Information

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